1997 HOUSING INVENTORY

San Francisco Planning Department

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INTRODUCTION

The Housing Inventory has monitored changes in San Francisco's housing stock since 1967. This report is the 31st in the series. The Housing Inventory is a statistical report that provides data in a consistent format for analysis of housing trends and projections, including housing construction, demolition, and alterations. The report details housing production which begins with a project being reviewed by the Planning Department. If the Planning Department approves the project, the Department of Building Inspection (DBI) then reviews it and, if approved, issues a permit authorizing construction. Next, the project begins construction and when finished a certificate of final completion is issued by the Department of Building Inspection. Summary totals of completed units are reported citywide and by zoning classification and planning district. Live/work projects, condominiums, and changes in the residential hotel stock are other areas of interest covered; another section is devoted to affordable housing production and guidelines. In addition, a regional perspective is provided by listing nine-county housing construction activity. Finally, lists of major projects completed and in the pipeline are presented.

The Housing Inventory, by monitoring changes in San Francisco's housing stock, provides a basis for evaluating Residence Element housing production goals and policies. Housing policy implications stemming from the data in this report are considered elsewhere.

Data for the Housing Inventory are obtained from the Department of Building Inspection. Other data sources are the Department of Public Works' Condominium Subdivision Office and DBI's Housing Inspection Services Division. Data for new construction dwelling units and Commission projects are obtained from Planning Department records. Information on affordable projects is provided by the San Francisco Redevelopment Agency, the Mayor's Office of Housing, and the San Francisco Housing Authority. The Construction Industry Research Board provides Bay Area nine-county data. The City Assessor's Office, California State Census Data Center, and project sponsors also provide data.

Copies of this and earlier reports can be obtained from the San Francisco Planning Department, Fifth floor, 1660 Mission Street, San Francisco, CA 94103-2414.

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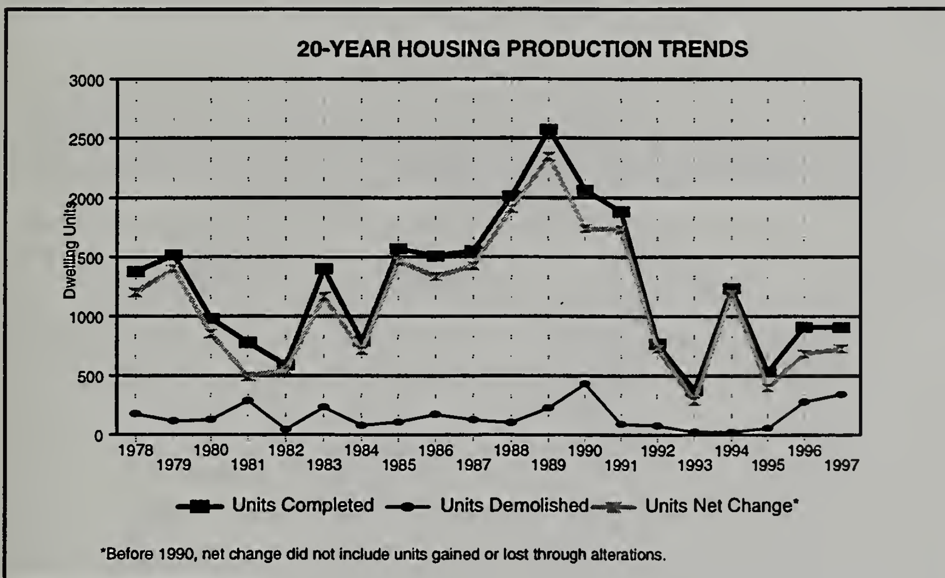
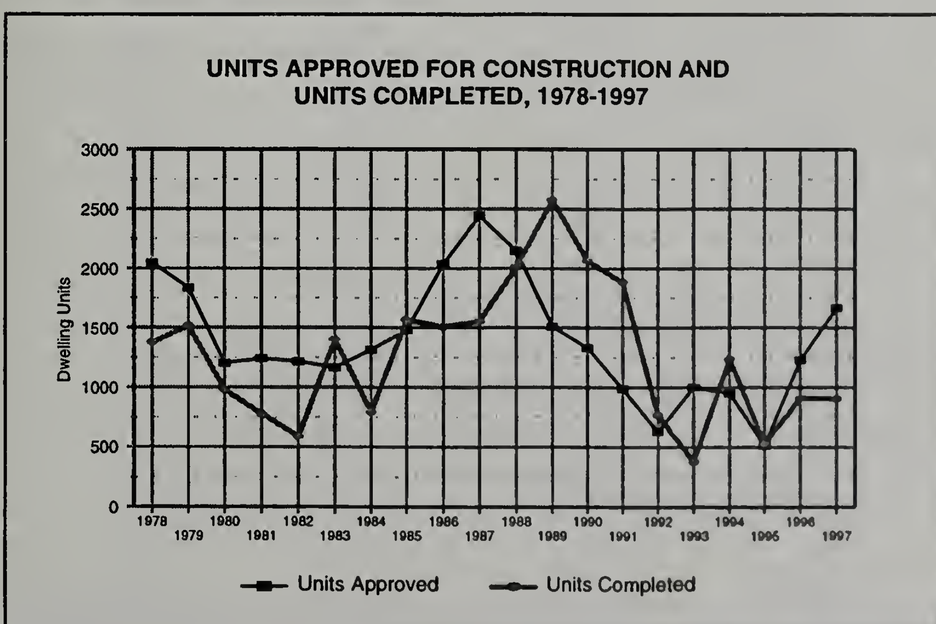
HOUSING PRODUCTION TRENDS

TWENTY-YEAR OVERVIEW

Twenty-year trend lines for housing construction are shown in Graph 1 below for units completed, units demolished, and net change. The numbers of units completed and units approved from 1978 through 1997 are shown in Graph 2 below.



Graph 1



Graph 2

In 1997, housing activity increased compared to 1996, a year that posted substantial increases compared to 1995. Although the number of units newly constructed in 1997 was almost identical to that in 1996, unit net gain still increased by 6%. (Unit net gain is the number of units newly constructed adjusted for alterations--which can add or subtract units--and demolitions.) 1997 showed the greatest gain from alterations since 1990, when this indicator began to be tracked. Two large affordable projects contributed to this gain, 65 senior units at 347 Dolores Street and 35 condominiums that are part of the 101 Valencia complex; 88 live-work units were created through alterations as well. Demolitions again showed a substantial increase because of public housing demolitions that included Bernal Dwellings in the Mission district. As an indicator of future activity, the number of units authorized for construction (with building permits issued) increased by 36% from 1996 to the highest level since 1988.

TABLE 1
SAN FRANCISCO HOUSING TRENDS, 1978-1997

Year	Units Approved/ Bld. Permits	Units Completed New Const.	Units Demolished	Net Gain or Loss by Alterations	Net Change *
1978	2,045	1,375	174	0	1,201
1979	1,833	1,516	114	0	1,402
1980	1,202	980	128	0	852
1981	1,242	780	288	0	492
1982	1,215	589	42	0	547
1983	1,167	1,400	233	0	1,167
1984	1,313	790	79	0	711
1985	1,479	1,568	105	0	1,463
1986	2,037	1,507	173	0	1,334
1987	2,442	1,553	127	0	1,426
1988	2,148	2,011	104	0	1,907
1989	1,508	2,573	228	0	2,345
1990	1,332	2,065	433	105	1,737
1991	987	1,882	90	(60)	1,732
1992	629	767	76	34	725
1993	1,001	379	26	(65)	288
1994	948	1,234	25	(23)	1,186
1995	525	532	55	(76)	401
1996	1,228	909	278	52	683
1997	**1,666**	**906**	**344**	**163**	**725**
Total	**27,947**	**25,316**	**3,122**	**130**	**22,324**

* Net change is units legally completed minus units demolished. Beginning in 1990, the net change also includes units gained or lost by alteration permits. Illegal conversions or residential hotel unit conversions are not included.

HOUSING PRODUCTION INDICATORS

Housing production moves through the following process: a project is reviewed and if in order is approved and can then be authorized for construction. Once construction is finished, the project is issued a certificate of final completion by the Department of Building Inspection.

1.

Units Under Planning Department Review and Approved by Planning

For most major projects, Planning review is the first step in the permit process. The amount and type of projects under Planning review are indicators of current interest and future housing production (over approximately the next one to three years). Usually only major projects require special Planning permits such as Conditional Use or Environmental Review. If approved, the project can move on to the next step in the production process.

2.

Units Authorized for Construction

The Department of Building Inspection (DBI) reviews and if approved issues building permits to projects which become "authorized for construction." Projects with building permits generally start construction within 90 days from the date the permit is issued. Start of construction may be delayed for up to a year; if the permit is not picked up or acted on, the permit may expire or be canceled. The number of units authorized for construction is a key indicator of future housing construction.

3.

Units Under Construction

This indicator reports major projects under construction. It reflects current construction activity and signals projects to be completed.

4.

Units Certified Complete

Certificates of Final Completion (CFC) are issued by DBI building inspectors to projects determined to be completed. Units certified complete are the total number of units within projects certified complete. Units certified complete is an indicator of changes to the City's housing supply resulting from units gained or lost from new construction, alterations, and demolitions.

Housing production is measured in terms of units rather than projects because the number of units in a project varies. Not all projects reviewed or approved are built. A project application may be withdrawn,

disapproved, revised, or it may expire if for example a project is not financed; housing production is also affected by changes in market conditions and the economy. However, once building construction starts, a project is usually completed in one to two years, depending on project size.

The next sections describe the four key housing indicators, starting with units certified complete in 1997.

Units Certified Complete

In 1997, the number of units newly constructed (906) was almost identical to 1996 (909). Affordable units comprised 41% of the 906 units, or 369 units. About 56% of these units were in buildings with more than 10 units, while the number of single-family residences doubled from 1996 to comprise 18% of new construction. The five-year period between 1993 and 1997 averaged 792 units per year compared to 1,860 units per year for the previous five-year period of 1988 to 1992. The most units built in one year in the last twenty years was in 1989 (2,573 units completed) and the fewest units were built in 1993 (379 units). A total of 8,674 units have been constructed since 1990.

Major market-rate projects completed in 1997 include 20 live/work units at 25 Lucerne (727 Brannan) and 18 live/work units at 1 Clarence Place. Major affordable projects completed in 1997 include 257 SRO units at Yerba Buena Commons (401 3rd Street), 72 units at 101 Valencia (another 35 units were created at this site through alterations), and 30 units at Goodwill Housing (479 Natoma). Units gained through alterations included 65 affordable senior units at 347 Dolores Street and 88 live/work units. In 1997, 344 units were demolished, a large portion of which were public housing units.

Units Under Construction

Of the units authorized for construction in 1997, major market-rate projects that also started construction in 1997 included 233 units at 88 King Street and 38 units at 500 Delancey Street. Major projects authorized in earlier years that were under construction included 169 units at 1550 Sutter.

Major affordable projects that are under construction include 78 units at 670-672 Valencia Street and 104 units in the Hayes Valley project (on Page, Haight, Buchanan, and Rose Streets).

Units Authorized for Construction (with Building Permits Issued)

In 1997, the number of units authorized for construction (i.e., with building permits issued) was 1,666, a 36% increase over 1996. This number of units is also the highest since 1988, another indicator that the robust economy is fueling housing production once again (although not yet at the same level as in the late 1980s--in 1987, over 2,400 units were authorized for construction by DBI).

The number of units authorized for construction since 1993 is summarized in Table 2 below. Major projects authorized for construction in 1997 are described in List 2A beginning on page 52.

TABLE 2 UNITS AUTHORIZED FOR CONSTRUCTION BY DBI						
	Units Authorized by Building Type					
Year	Single	2 units	3-4 units	5+ units	Total	Total Projects
1997	**217**	**80**	**73**	**1296**	**1,666**	**322**
1996	170	168	77	813	**1,228**	315
1995	106	64	121	224	**515**	194
1994	107	92	38	711	**948**	201
1993	85	76	67	773	**1,001**	166

Units Approved by Planning and Under Planning Review

In 1997, the number of units approved by the Planning Department almost tripled from 1996 to about 1,470 units in 26 projects. However, the 1997 figure is similar to the number of units approved in each of the years 1993 through 1995. Major projects approved by the Planning Department in 1997 are noted in List 3B on page 60. They are separately categorized as affordable, market rate, or live/work projects.

The number of units in projects under Planning review (List 3A, page 56) continues to grow. As of May 1, 1998, there were about 2,500 units in 57 projects under review. As of November 1, 1997, about 2,110 units in 44 projects were under review compared to only 627 units in 11 projects in April, 1996. This increase in activity has been spurred by the region's strong economy; the demand for housing in San Francisco is currently much greater than the supply, with vacancy rates of about 1%.

The projects in List 3A, page 56, are major projects which require special Planning review such as conditional use, environmental review, or variance. The list does not include projects requiring only a building permit or major projects which have not filed for formal Planning review.

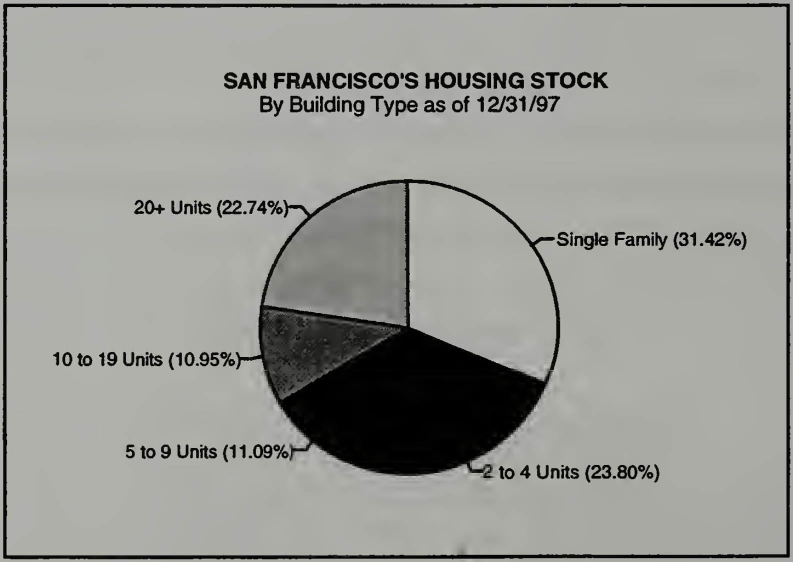
SAN FRANCISCO'S HOUSING SUPPLY

New construction, alterations, and demolitions change the City's housing supply. The annual net gain is the sum of units completed from new construction and alterations minus units lost from demolition and alterations. The housing stock had a net gain of 725 units in 1997, an increase of 42 units or 6% over 1996. The City's net gain since 1990 is 7,385 units, 71% of which are in buildings with 20 or more units. Net gain by planning district is reported in Table 24, beginning on page 30. Table 3 and Graph 3 below illustrate San Francisco's housing stock by building type.

TABLE 3
SAN FRANCISCO HOUSING STOCK by BUILDING TYPE
as of December 31, 1997

	Single Family	2-4 Units	5-9 Units	10-19 Units	20+ Units	Total Units
1990 Base Census	105,263	78,889	36,981	36,211	71,127	328,471
Net Gain 1990 to 1997	271	1,037	252	565	5,260	7,385
Total Units	**105,534**	**79,926**	**37,233**	**36,776**	**76,387**	**335,856**

Graph 3



DEMOLITION AND ALTERATION OF HOUSING UNITS

Residential Demolitions

In 1997, 344 residential units were demolished, a 24% increase from 1996. As in 1996, the majority of these demolished units were public housing units. Citywide trends in residential demolition activity are reported in Graph 1 and Table 1 on pages 3 and 4 respectively.

Table 4 below details residential demolition by building type for the five years since 1993. Table 5 reports demolition by zoning classification for 1997.

TABLE 4
UNITS DEMOLISHED BY BUILDING TYPE, 1993-1997

Year	Number of Buildings	Units by Building Type				
		Single	2 units	3 - 4 units	5+ units	Total
1997	**50**	**29**	**10**	**3**	**302**	**344**
1996	54	31	10	4	233	278
1995	39	33	2	13	7	55
1994	17	14	4	0	7	25
1993	21	17	6	3	0	26

TABLE 5
1997: RESIDENTIAL UNITS DEMOLISHED by ZONING DISTRICT

Zoning	Buildings Demol-ished	Units Demolished		Total Units Demolished	
		Single Family	Multi-Family	Number	Percent
C-M	1	-1	0	-1	0%
NC-2	1	-1	0	-1	0%
RH-1	5	-5	0	-5	1%
RH-1(D)	2	-2	0	-2	1%
RH-2	14	-12	-4	-16	5%
RH-3	6	-3	-9	-12	3%
RM-1	13	-3	-210	-213	62%
RM-2	6	-1	-89	-90	26%
RM-3	1	-1	0	-1	0%
VALENCIA	1	0	-3	-3	1%
TOTAL	50	-29	-315	-344	100%

Alterations and Conversions

The vast majority of building permits issued are for residential alterations. Most alteration permits are for improvements within existing buildings or dwelling units. Some alterations expand the building envelope without increasing the number of units in the building. This report examines alterations where dwelling units are either gained or lost from San Francisco's housing stock.

Dwelling **units** are **lost** by merging small units into larger units, by conversion to commercial use, or by City code abatement. In 1997, 85 units were eliminated by alteration permits. Of these, 60 units were eliminated by City Code enforcement, 20 units by merger alterations, and 5 by conversion to commercial use.

Dwelling **units** are **gained** by horizontal and vertical additions, conversions to residential use, and legalization of illegal units. In 1997, 248 units were gained by alteration permits, a 69% increase over the number gained in 1996 and by far the most units added in the last five years. The majority of the alterations added a single unit. However, two affordable projects substantially contributed to the total gain: 65 units of senior housing at 347 Dolores and 35 first-time home buyer units which are part of the 101 Valencia Street project. Two live-work projects (101 Harrison Street and 18 Lansing Street) added another 74 units.

The 1997 **net change** from alteration permits is a gain of 163 units (248 units added and 85 units lost through alterations). Since 1990, when units added or lost began to be tracked, only 1996 and 1997 have posted gains, and so the 1997 gain (an increase of 213% over 1996) is especially strong.

TABLE 6
UNITS ADDED OR ELIMINATED THROUGH ALTERATION PERMITS, 1993-1997

Year	Units Added	Units Eliminated	Net Change
1993	30	95	-65
1994	33	56	-23
1995	62	138	-76
1996	147	95	52
1997	**248**	**85**	**163**
Total	520	469	51

TABLE 7
UNITS LOST THROUGH ALTERATION AND DEMOLITION, 1993-1997

Year	Alterations			Demolition	Total Units Lost
	Illegal Units Removed	Units Merged into Larger Units	Units Converted	Units Demolished	
1997	**60**	**20**	**5**	**344**	**429**
1996	60	35	0	278	373
1995	82	51	6	55	197
1994	37	19	0	25	81
1993	45	37	13	26	121
Total	284	162	24	718	1191

HOUSING CHARACTERISTICS

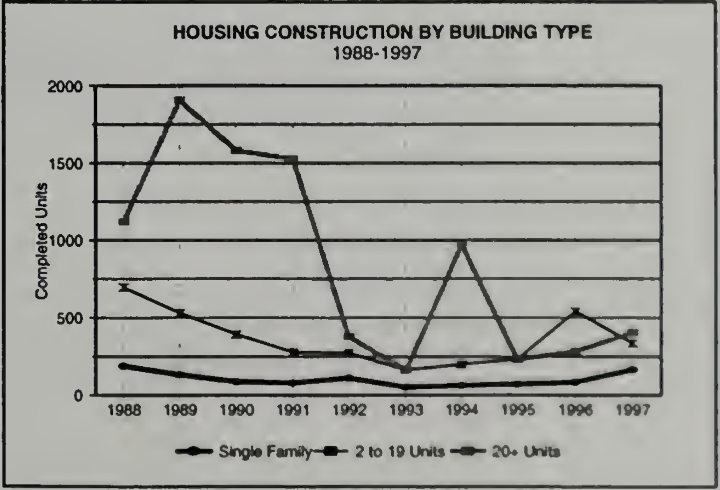
Types of Buildings

San Francisco's current housing stock is approximately equally divided into one-third single family homes, one-third moderate density buildings (two to nine units), and one-third higher density structures (ten or more units). The housing stock distribution is slowly moving toward a larger percentage of higher density buildings. Between 1988 and 1997 (see Table 8), 16% of new construction was of units in single-family and two-unit buildings, compared to 65% of new units being in buildings with 20 or more units. In 1997, the number of units in the lowest (single-family) and highest density (20 or more units) buildings increased substantially over 1996. The number of units in middle density buildings decreased (e.g., over 50% fewer units were built in buildings of 10 to 19 units).

TABLE 8
NEW CONSTRUCTION UNITS COMPLETED BY BUILDING TYPE, 1988-1997

Year	Single Family	2 Units	3 to 9 Units	10 to 19 Units	20 or More Units	TOTAL UNITS
1988	191	262	361	76	1,121	2,011
1989	133	122	252	158	1,908	2,573
1990	89	48	190	156	1,582	2,065
1991	79	62	129	87	1,525	1,882
1992	111	100	96	79	381	767
1993	51	74	56	36	162	379
1994	63	62	121	16	972	1,234
1995	69	54	89	89	231	532
1996	84	142	159	241	283	909
1997	**165**	**100**	**127**	**110**	**404**	**906**
Total	1,035	1,026	1,580	1,048	8,569	13,258
Percent	8%	8%	12%	8%	65%	100%

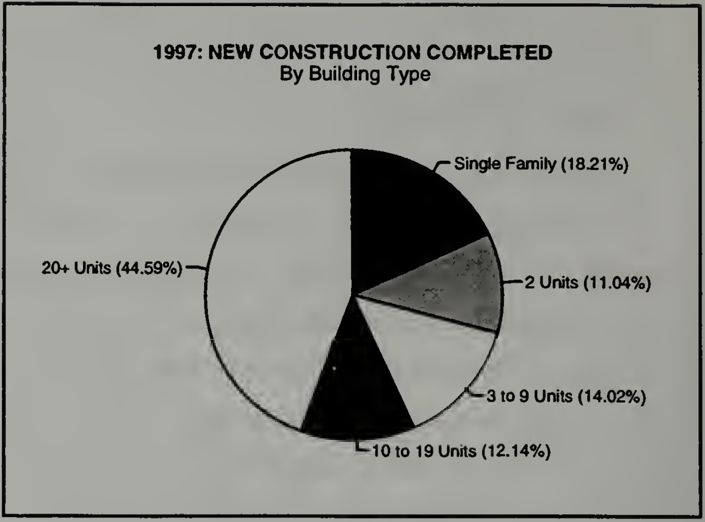
Graph 4 also shows that many of the units newly constructed during the last ten years were in buildings of 20 or more units. In the early 1990s, overall housing production declined along with the decline in the number of large market rate projects completed. The increase in 1994 can be attributed to the completion of several large affordable housing projects. Construction of units in large multi-unit projects peaked between



Graph 4

1988 and 1991 when large mixed-use residential developments were completed in San Francisco redevelopment areas and in mixed-use commercial districts. In 1997, the number of single-family units built almost doubled the 1996 figure to reach the highest level since 1988; the number of units built in 20-or-more-unit buildings increased by 43%.

Graph 5



Unit Size

Unit size data are an indicator of households served by new housing construction (e.g. small units for single persons and three bedroom units for larger family households). Many dwelling units in San Francisco are smaller. The 1990 census reported that 44% of units were studios or one bedrooms; 31% were two bedroom units; and only 25% were three or more bedroom units (Table 10). Past Housing Inventories also have reported new construction by number of bedrooms; however, since early 1997, the Planning Department no longer records such data.

Since new data are no longer available, below is a summary table of new construction built by number of bedrooms between 1990 and 1996 (except for 1993 when unit-size data were not recorded; 1990 data were included because the census occurred in April 1990 and so two-thirds of the year remained for units to be built). These data show a similar distribution to the base 1990 data. Many of the new units built (43%) were smaller, studios or one bedrooms.

TABLE 9
1990-1996: NEW CONSTRUCTION BY NUMBER OF BEDROOMS

Size of Unit	Units	Percent
Studio	1,461	20%
One bedroom	1,662	23%
Two bedrooms	2,314	32%
Three bedrooms	1,331	18%
Four bedrooms or more	278	4%
Unknown	304	4%
* Total	7,350	100%

* Includes live/work units as studios.

TABLE 10 1990 BASE: HOUSING STOCK BY NUMBER OF BEDROOMS		
Size of Unit	Total Units	Percent
Studios	49,178	15%
One bedroom	94,522	29%
Two bedrooms	102,964	31%
Three bedrooms	59,387	18%
Four bedrooms or more	22,420	7%
Total	328,471	100%

Source: 1990 census

NEW CONSTRUCTION BY ZONING CLASSIFICATION

TABLE 11 1997: NEW CONSTRUCTION BY ZONING CLASSIFICATION				
Zoning	**Description**	**Bldgs**	**Units**	**% of Units**
C-M	HEAVY COMMERCIAL	1	4	0%
HAYES	HAYES-GOUGH NEIGHBORHOOD COMMERCIAL	1	14	2%
M-1	LIGHT INDUSTRIAL	61	327	36%
M-2	HEAVY INDUSTRIAL	4	23	3%
NC-1	NEIGHBORHOOD COMMERCIAL, CLUSTER	8	22	2%
NC-2	NEIGHBORHOOD COMMERCIAL, SMALL SCALE	19	38	4%
NC-3	NEIGHBORHOOD COMMERCIAL, MODERATE SCALE	11	23	3%
NC-S	NEIGHBORHOOD COMMERCIAL, SHOPPING CENTER	7	7	1%
RC-1	RESIDENTIAL- COMMERCIAL, LOW DENSITY	1	3	0%
RH-1	RESIDENTIAL- HOUSE, ONE FAMILY	58	58	6%
RH-1(D)	RESIDENTIAL- HOUSE, ONE FAMILY-DETACHED	4	4	0%
RH-2	RESIDENTIAL- HOUSE, TWO FAMILY	36	60	7%
RH-3	RESIDENTIAL- HOUSE, THREE FAMILY	10	52	6%
RM-1	RESIDENTIAL- MIXED, LOW DENSITY	5	11	1%
RM-1/C-M	RESIDENTIAL- MIXED, LOW DENSITY/ HEAVY COMMERCIAL	3	72	8%
RM-2	RESIDENTIAL- MIXED, MODERATE DENSITY	1	1	0%
RM-3	RESIDENTIAL- MIXED, MEDIUM DENSITY	5	10	1%
RSD	SOMA RESIDENTIAL- SERVICE	16	65	7%
SLI	SOMA SERVICE- LIGHT INDUSTRIAL	7	77	8%
SLR	SOMA SERVICE- LIGHT INDUSTRIAL-RESIDENTIAL	3	30	3%
UNION	UNION STREET NEIGHBORHOOD COMMERCIAL	1	5	1%
	TOTAL	262	906	100%

Note: Although live/work is considered a commercial use for some regulatory purposes, it is included here as a housing resource.

LIVE/WORK PROJECTS

This section provides a brief summary of live/work construction in response to the Planning Commission's and general public's interest in this information.

Live/work units combine an open area for working with an area for cooking and living and a loft space for sleeping. Because live/work units also serve as housing units, the Housing Inventory includes live/work units in the overall housing unit totals even though under the Planning Code live/work units are a commercial use. Live/work units are also included in housing counts done by the Bureau of the Census and California State Department of Finance.

Nearly 1,100 live/work units have been created in San Francisco since 1987. In 1997, 246 live/work units were constructed, including units gained through alterations, accounting for a substantial 34% of the construction net gain. Most of these units are market-rate. The number of live/work units created in 1997 is a doubling of the number built in 1996. Live/work construction continues in the City as 830 live/work units are currently in the pipeline (approved by Planning, authorized for construction, or under construction). In addition, another 1.600 live/work units are currently under review by Planning.

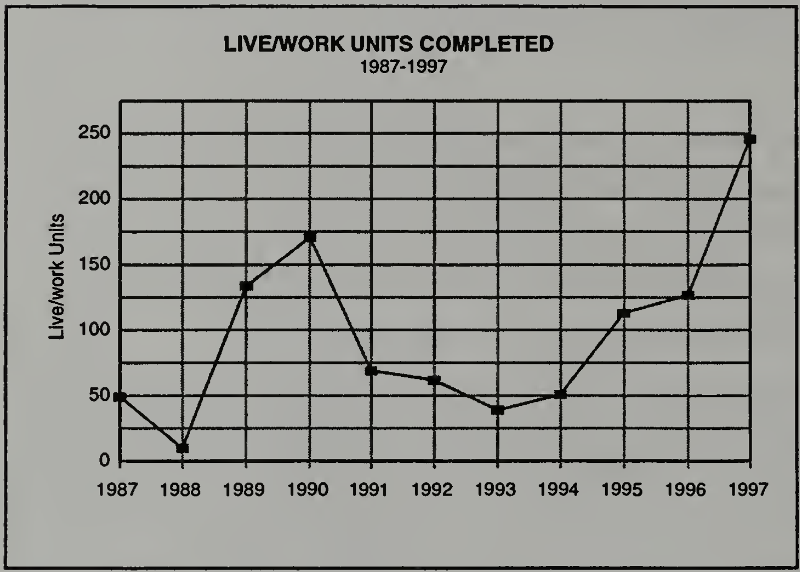
Most of the early live/work projects were conversions from industrial/commercial buildings but in recent years construction of new live/work units has surged. Project size can vary from single accessory live/work units to small (two- to four-unit) or moderate (ten- to sixteen-unit) density buildings to large projects with 50 or more units. Most of the new live/work projects are wood-frame construction on in-fill sites in th3 South of Market planning district (which includes Potrero Hill, see map on page 28) and in the Mission planning district which includes the Northeast Mission Industrial Zone (see Table 12 on next page).

Prior to the adoption of the City's Live/work Ordinance in 1988, most live/work spaces were created without permits in vacant commercial or industrial buildings. The Live/work Ordinance was adopted to encourage the preservation and legalization of existing live/work units and to facilitate the construction of new live/work units with the emphasis placed on art-related work uses.

The live/work Planning Code amendments adopted in 1989 as part of the South of Market rezoning made a distinction between occupancy of live/work units by artists and non-artists. The live/work amendments permitted live/work units for artists and non-artists as a principal use in most South of Market mixed-use districts. In all other zoning districts, arts-related work use remained as the only allowable work use for live/work units. In commercial and industrial districts, new live/work buildings with 10 or more units are permitted as a principal use for artists and permitted as conditional uses for non-artist occupancy. In residential districts, live/work units are permitted by conditional use in existing non-conforming structures only. In residential commercial districts, live/work units are permitted as a principal use for artist live/work units and as conditional uses for non-artist live/work units. Parking and open space requirements for live/work units are generally lower than for dwelling units except in residential districts where these requirements remain the same as for dwelling units. Live/work densities are determined generally by floor-to-area ratios (FAR) requirements and not by dwelling unit density limitations. For complete information on live/work zoning requirements,

please refer to the Citywide Live/Work Zoning Controls Summary, September 1991, San Francisco Planning Department. The Department of Building Inspection also adopted special requirements for live/work buildings to meet housing, safety, and other requirements such as a minimum 14 foot floor-to-ceiling height and no gas cooking appliances.

The data base for live/work projects has been recently revised and updated using records from both the Planning Department and Department of Building Inspection. Therefore, the numbers from previous Housing Inventories are now superseded by these updated data.



Graph 6

Completed live/work projects with four or more units (1987-1997) are in List 5A on page 63; projects in the pipeline (approved by the Planning Department, with permits issued, or under construction) are in List 5B, page 65.

Graph 6 shows the number of live/work units completed between 1987 and 1997. Table 12 below indicates that 69% (744) of live/work units completed are located in the South of Market mixed-use district (see map on page 28). The Mission district follows with 19% or 203 live/work units. Of the proposed live/work units, 60% are to be located in the South of Market district and 23% in the Mission. In terms of zoning, as shown in Table 13 on the next page, most completed live/work units are located in the South of Market industrial M-1, SLI, and SSO districts. Projects in the pipeline are concentrated in the M-1, SLI, M-2, SSO, RSD, and SLR districts.

TABLE 12
LIVE/WORK UNITS
by Planning District

District	Completed* 1987-1997	In the Pipeline**
Bernal Heights	1	0
Downtown	28	132
Ingleside	1	0
Inner Sunset	10	0
Mission	203	249
Northeast	11	0
South Bayshore	56	32
South Central	17	20
South of Market	744	639
Western Addition	0	1
Total	**1071**	**1073**

TABLE 13
LIVE/WORK UNITS
by Zoning

District	Completed* 1987-1997	In the Pipeline**
C-1/M-1	0	54
C-2	11	0
C-3-G	0	8
C-3-O(SD)	0	22
C-3-S	0	28
CM	5	33
M-1	307	274
M-2	108	125
NC-2	2	9
RC-4	43	13
RED	4	18
RH-2	47	6
RM-1	0	2
RM-2/M	10	0
RSD	55	117
SLI	177	128
SLR	126	115
SPD	0	1
SSO	176	120
Total	**1071**	**1073**

* Includes legalized and new units constructed.
** Includes units approved by the Planning Department, with permits issued, or under construction as of May 1998.

CONDOMINIUMS

New Construction

The 1990 census indicates that 65% of households in San Francisco rent their homes and 35% own their residences; nationwide, these percentages are reversed. Since 1980, the number of owner-occupied units has increased slightly from 33%, mainly because of the increase in the number of large multi-unit condominiums and owner-occupied flats built during that decade.

Table 14 reports new condominiums recorded by the Department of Public Work's Condominium Subdivision Office. Annual totals of condominiums recorded do not directly correlate with annual units completed because recordation in any given year may be of projects not yet completed or of projects completed in a previous year. The data indicate that condominium construction is like all real estate subject to market forces and varies from year to year. New condominium activity peaked in 1991 and 1992 and has decreased since then. In 1997, 473 condominiums were recorded by DPW, a 22% decrease from 1996. Almost half of the units recorded were in buildings with 20 or more units.

Major new rental and condominium projects completed within the last five years are in List 1A on page 41. Large multi-unit developments generally file for condominium subdivision even though the units may initially be offered for rent.

TABLE 14
CONDOMINIUMS RECORDED by DPW
1988-1997

Year	Units
1997	**473**
1996	608
1995	515
1994	363
1993	487
1992	1,400
1991	1,251
1990	768
1989	704
1988	795
Total	7364

TABLE 15
CONDOMINIUMS RECORDED by TYPE
1997

Building Type	Units
2 units	50
3-4 units	101
5-9 units	35
10-19 units	64
20+ units	223
Total	473

Source: Department of Public Works, Bureau of Street Use and Mapping

Condominium Conversions

The Condominium Conversion Ordinance is administered by the Department of Public Works, Bureau of Engineering, Condominium Subdivision Office. Since 1983 the Condominium Conversion Ordinance has limited conversions of units from rental to condominium to 200 units per year and to buildings with six or less units. More than 200 units may be recorded in a given year because units approved in a previous year may be recorded in a subsequent year.

The number of units approved under the Ordinance is shown in Table 16. Half of the converted condominiums are in buildings of two units.

TABLE 16
CONDOMINIUM CONVERSIONS RECORDED by DPW
1988-1997

Year	Units
1997	**368**
1996	329
1995	280
1994	305
1993	270
1992	229
1990	129
1989	117
1988	102
Total	2129

Source: Department of Public Works, Bureau of Street Use and Mapping

TABLE 17
CONDOMINIUM CONVERSIONS RECORDED by BUILDING TYPE
1997

Building Type	Units
2 units	180
3 units	84
4 units	56
5-6 units	48
Total	368

RESIDENTIAL HOTELS

This section monitors the stock of residential hotels subject to the Residential Hotel Conversion Ordinance (RHC). The RHC is administered by the Department of Building Inspection, Housing Inspection Services Division. This ordinance preserves the stock of residential hotels and regulates the conversion of residential hotel units to commercial use

The table below reports the number of residential hotel buildings operated by for-profit and non-profit sponsors. The number of residential hotel units may change due to conversions, demolitions, reclassification, or data corrections. In 1997, the total number of residential hotel units was 19,822, a less than 1% increase from 1996. Between 1992 and 1995, the number of rooms held steady at about 19,895. Between 1995 and 1996, however, there was a net loss of 129 rooms. This shift may be explained by a combination of some rooms becoming non-profit or converting to tourist use.

TABLE 18
CHANGES IN RESIDENTIAL HOTEL STOCK
1994-1997

	FOR PROFIT RESIDENTIAL HOTELS			NON-PROFIT RESIDENT. HOTELS		TOTAL RESIDENT. HOTEL ROOMS	
Year	No. of Buildings	Resident. Rooms	Tourist Rooms	No. of Buildings	Resident Rooms	No. of Buildings	Resident. Rooms.
1997	**515**	**18,132**	**4,309**	**43**	**1,690**	**558**	**19,822**
1996	501	18,077	4,293	43	1,690	544	19,767
1995	496	18,415	4,457	36	1,481	532	19,896
1994	496	18,415	4,501	36	1,481	532	19,896

Source: Department of Building Inspection, Housing Inspection Services Division

AFFORDABLE HOUSING

Standards and Definitions of Affordability

Affordable housing is housing either rented or owned at prices households with low- to moderate-incomes can afford. Housing and Urban Development (HUD) determines the thresholds by household size for these incomes for the San Francisco Primary Statistical Area (PMSA). The PMSA includes San Francisco, Marin, and San Mateo counties. Below are the standard definitions for housing affordability by income level.

- **Extremely low income**: Units affordable to households with incomes at or below 25% to 35% of the HUD median income for the San Francisco PMSA.
- **Very low income**: Units affordable to households with incomes at or below 50% of the HUD median income for the San Francisco PMSA.
- **Lower income:** Units affordable to households with incomes at or below 60% of the HUD median income for the San Francisco PMSA.
- **Low income:** Units affordable to households with incomes at or below 80% of the HUD median income for the San Francisco PMSA.
- **Moderate income:** Units affordable to households with incomes at or below 120% of the HUD median income for the San Francisco PMSA.
- **Market rate:** Units at prevailing prices without any affordability requirements. Market rate units generally exceed rental or ownership affordability levels, although some small market-rate units may be priced at levels which are affordable to moderate income households.

The tables on pages 22 and 23 show the incomes and prices for affordable rental and ownership units based on 1997 HUD income limits. Housing affordability is calculated as follows:

Affordable rental unit: A unit for which rent equals 30% of the income of a household with an income at or below 80% of the HUD median income for the San Francisco PMSA, utilities included in rent payments.

Affordable ownership unit: A unit for which the mortgage payments, PMI (principal mortgage insurance), property taxes, homeowners dues and insurance equal 33% of the gross monthly income of a household earning between 80% and 120% of the San Francisco PMSA median income, assuming a 10% down payment and a 30 year 8% fixed rate loan.

Inclusionary Affordable Housing Program units are rental units for households earning up to 60% of the HUD median income, or ownership units for first-time home buyer households with incomes from 60% to 100% of the HUD median income.

Rents for affordable rental units or prices for ownership units may vary depending on household and unit size, funding, and program affordability. Consult with the Mayor's Office of Housing for variations from these affordability guidelines and for affordability levels for households with more than four persons.

TABLE 19 1997 RENTAL AFFORDABLE HOUSING GUIDELINES INCOME LEVELS AND MONTHLY PAYMENTS by Household Size				
	Household Size	**Average Unit Size**	**Maximum Annual Income**	**Monthly Rent**
Extremely Low (25% of HUD median income)	1	Studio	$11,250	$281
	2	1 Br	$12,900	$323
	3	2 Br	$14,500	$363
	4	3 Br	$16,100	$403
Very Low Income (50% of HUD median income)	1	Studio	$22,550	$564
	2	1 Br	$25,750	$644
	3	2 Br	$29,000	$725
	4	3 Br	$32,200	$805
Lower Income (60% of HUD median income)	1	Studio	$27,050	$676
	2	1 Br	$30,900	$773
	3	2 Br	$34,800	$870
	4	3 Br	$38,650	$966
Low Income (80% of HUD median income)	1	Studio	$36,050	$901
	2	1 Br	$41,200	$1,030
	3	2 Br	$46.350	$1,159
	4	3 Br	$51,500	$!,288

Note: Incomes are based on **1997 HUD Median Income Limits** for the San Francisco PMSA, which includes San Francisco, Marin, and San Mateo counties. Rents are calculated based on 30% of monthly income.

TABLE 20
1997
HOME-OWNERSHIP
AFFORDABLE HOUSING GUIDELINES
INCOME LEVELS AND MONTHLY PAYMENTS
by Household Size

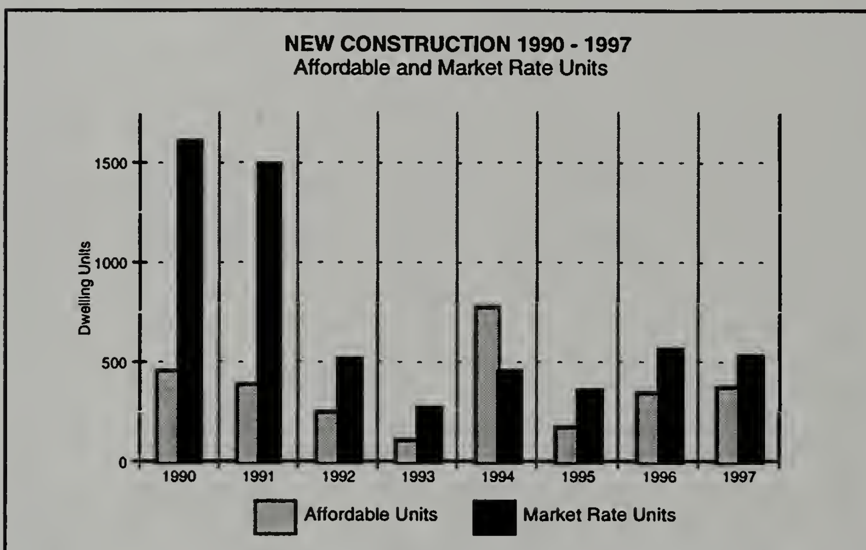
	House-hold Size	Average Unit Size	Maximum Annual Income	Monthly Housing Expense	Maximum Purchase Price
Lower Income (60% of HUD median income)	1	Studio	$27,050	$744	$77,593
	2	1 Br	$30,900	$850	$91,196
	3	2 Br	$34,800	$957	$104,975
	4	3 Br	$38,650	$1,063	$118,579
Low Income (80% of HUD median income)	1	Studio	$36,050	$991	$109,393
	2	1 Br	$41,200	$1,142	$127,589
	3	2 Br	$46,350	$1,275	$145,785
	4	3 Br	$51,500	$1,416	$163,982
Median Income (100% of HUD median income)	1	Studio	$45,100	$1,240	$141,369
	2	1 Br	$51,500	$1,416	$163,982
	3	2 Br	$57,950	$1,510	$186,771
	4	3 Br	$64,400	$1,771	$209,561
Moderate Income (120% of HUD median income)	1	Studio	$54,100	$1,488	$173,168
	2	1 Br	$61,850	$1,701	$200,551
	3	2 Br	$69,550	$1,913	$227,757
	4	3 Br	$77,300	$2,126	$255,140

Note: Incomes are based on **1997 HUD Median Income Limits** for the San Francisco PMSA, which includes San Francisco, Marin, and San Mateo counties. Monthly housing expenses are based on 33% of gross monthly income.

New Affordable Housing Construction

This section summarizes affordable housing production compared to overall construction. It does not include affordable units that result from acquiring and rehabilitating existing units by nonprofit housing organizations; these units are covered in the next section.

In 1997, 369 new affordable units were completed, a 7% increase from 1996. Major affordable projects completed in 1997 included 257 SRO units at Yerba Buena Commons (401 3rd Street) and 72 units in the 101 Valencia project (35 more units were added to that project through alterations). Affordable housing construction accounted for 41% of total new construction in 1997. From 1993 to 1997, affordable housing construction totaled 1,769 units or 45% of total new construction (see Table 21 below).



Graph 7

Major new affordable housing projects completed since 1993 are detailed in List 1B on page 48.

Affordable projects approved by the Planning Commission in 1997 are in List 3B on page 60. List 4 on page 62 enumerates these and other affordable projects in the pipeline.

TABLE 21
1993-1997: NEW AFFORDABLE HOUSING CONSTRUCTION by Income Level *

Year	Very Low *	Low	Moderate	Total Affordable Units	% of All Units
1997	**287**	**46**	**36**	**369**	**41%**
1996	83	198	63	344	38%
1995	82	80	10	172	32%
1994	686	86	4	776	63%
1993	108	0	0	108	28%
Total	**1,246**	**410**	**113**	**1,769**	**45%**

* See page 21 for definitions of income levels; very low income here includes extremely low income.

Most (70%) of affordable units completed since 1993 were for very low income households, those with 50% or less of median income. About 23% of new units were built for low income households (between 60% and 80% of median income), and about 6% were constructed for moderate income households.

The majority of affordable new construction in 1997 was group housing units (70%), with 30% for family units. Since 1993, 55% of newly constructed affordable units have been for family-size households, 32% for group housing, 9% for the elderly, and 4% for inclusionary affordable units and units for special populations which include supportive services.

TABLE 22
1993-1997: NEW AFFORDABLE HOUSING CONSTRUCTION by Type

	1993	1994	1995	1996	1997	Total	Percent
Family	68	350	134	308	**112**	972	55%
Elderly [1]	40	123	0	0	**0**	163	9%
Other Units [2]	0	0	38	36	**0**	74	4%
Group Housing [3]	0	303	0	0	**257**	560	32%
Total	**108**	**776**	**172**	**344**	**369**	**1769**	**100%**

1. Elderly units may be dwelling units, group housing or SRO units.
2. Units such as affordable live work units, inclusionary affordable units, and special user group units.
3. Group housing includes SRO's, residential care facilities, shelters and transitional housing.

Affordable Housing Acquisition and Rehabilitation

Acquisition and rehabilitation involves nonprofit housing organizations' purchasing existing residential buildings in order to rehabilitate units for low and very low income persons. Often it is more economical to purchase and rehabilitate existing run-down units than to build new units. While most of these units are residential hotel (SRO) units, acquisition and rehabilitation also includes homes for residential care providers, apartments for families, and conversions of commercial or industrial buildings for homeless persons and families. In 1997. almost 800 units were completed in projects that had received public assistance in order to be acquired and rehabilitated as affordable. Large projects included 275 units at Glenridge Apartments (9 Berkeley Way), 158 units at Cadillac Hotel (380 Eddy Street), 92 units at 1170 McAllister Street, and 84 units at 22 South Park.

Trends in Market Rate Housing Prices

According to the California Association of Realtors, in 1997 the median price for a three-bedroom home in San Francisco was $311,240, an 8% increase over 1996; home sales activity continues to be very strong into 1998. The median rent at the end of 1997 for a two bedroom apartment was $1,600, a 19% increase since

1996. Rental prices are thus at the highest they have been for at least the last ten years. Below is Table 23 which gives rental and sales prices for 1989 through 1997.

TABLE 23
HOUSING PRICE* TRENDS
SAN FRANCISCO and BAY AREA

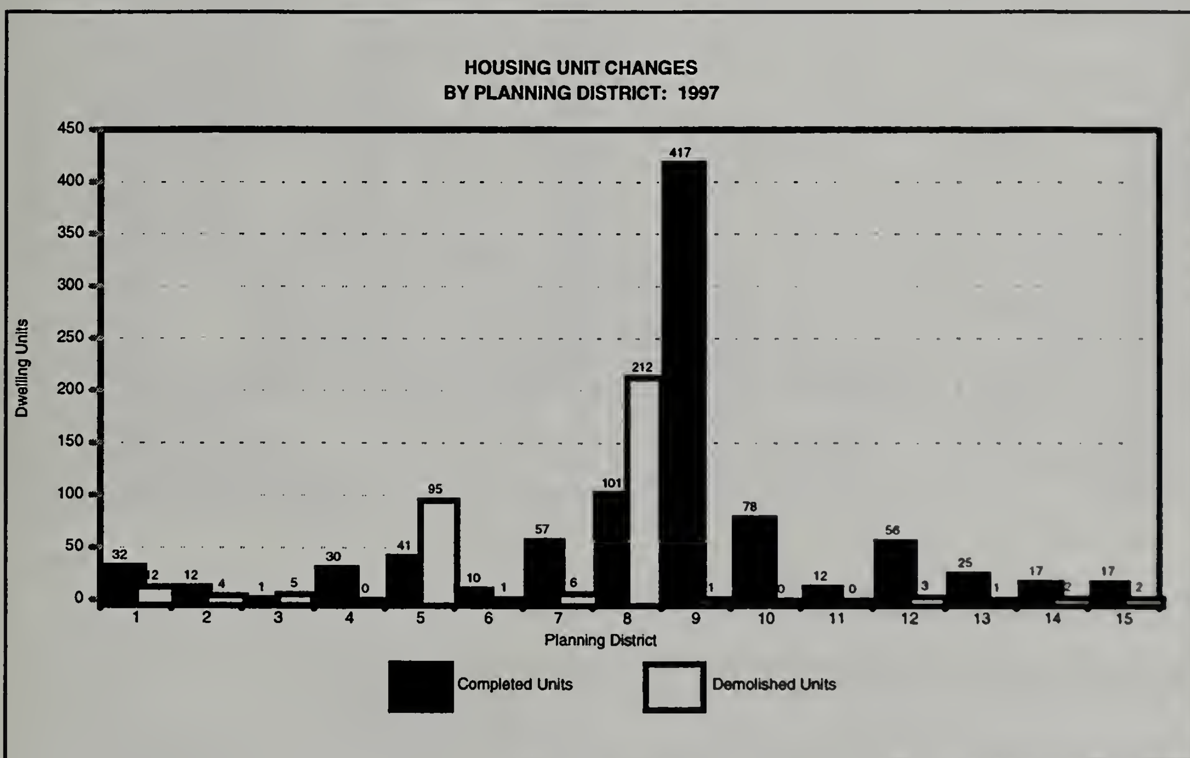
	RENTAL 2 Bedroom Apartment		**FOR SALE** 3 Bedroom House	
Year	**San Francisco**	**Bay Area**	**San Francisco**	**Bay Area**
1997	**$1,600**	**NA**	**$311,240**	**$266,180**
1996	$1,350	NA	$288,240	$241,870
1995	$1,100	NA	$283,700	$233,280
1994	$1,050	NA	$274,690	$237,660
1993	$913	$795	$275,380	$238,100
1992	$990	$780	$286,420	$240,120
1991	$1,000	$765	$291,600	$241,830
1990	$975	$750	$299,340	$238,510
1989	$895	$725	$297,600	$240,390

* Figures are in current dollars.

Sources: The Bay Area Council and the S.F. Property Report for rental prices. California Association of Realtors for home sale prices which are in current dollars; the California Association of Realtors data do not include Napa and Sonoma counties.

CHANGES IN HOUSING STOCK BY PLANNING DISTRICT

New construction of housing units and demolitions by planning district for 1997 are shown in Graph 8. The leader in new construction is South of Market with 417 units or 46% of the total; this district has led the City in newly constructed units for the last three years. Mission is next with 101 units or 11% of the total. For demolitions, Mission had 62% of the 1997 total of 344 units, followed by Western Addition with 28%. Between 1990 and 1997, as shown in Graph 9 on page 29, two planning districts accounted for almost 50% of new construction: South of Market (27%) and Western Addition (21%). Downtown was next, providing 11% of the 8,674 new units constructed.



Graph 8

Planning Districts

1 = Richmond
2 = Marina
3 = Northeast
4 = Downtown
5 = Western Addition
6 = Buena Vista
7 = Central
8 = Mission
9 = South of Market
10 = South Bayshore
11 = Bernal Heights
12 = South Central
13 = Ingleside
14 = Inner Sunset
15 = Outer Sunset

Map 1

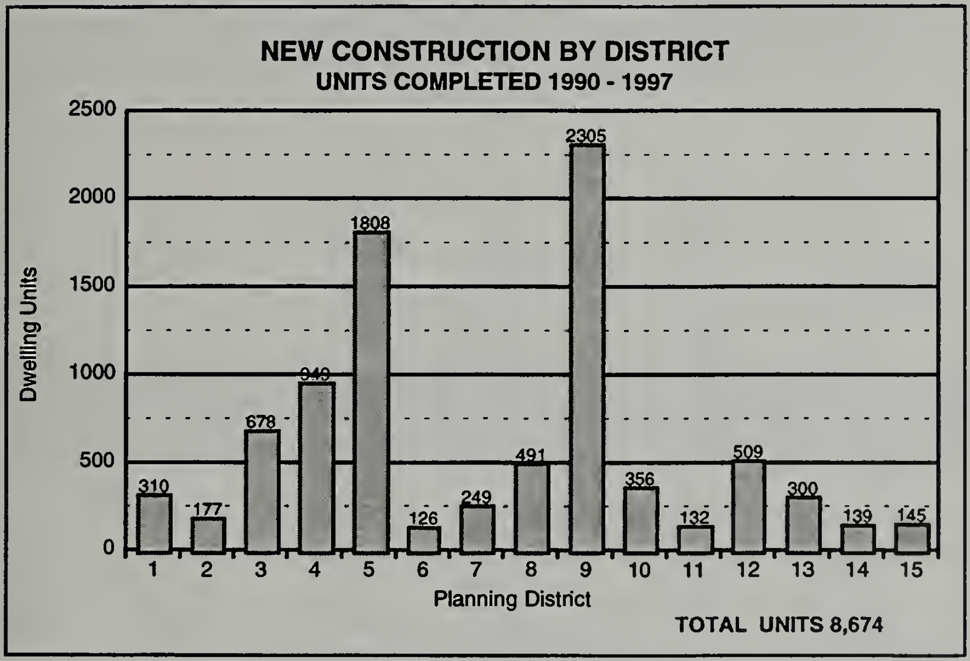
PLANNING DISTRICTS OF SAN FRANCISCO

1 Richmond	9 South of Market
2 Marina	10 South Bayshore
3 Northeast	11 Bernal Heights
4 Downtown	12 South Central
5 Western Addition	13 Ingleside
6 Buena Vista	14 Inner Sunset
7 Central	15 Outer Sunset
8 Mission	

Units Gained and Lost by Planning District

Table 24 on pages30 through 33 covers units completed and units demolished in each planning district between 1995 and 1997. Units completed in prior years can be found in previously published Housing Inventory reports. This table ranks each planning district by the number of units completed or demolished, where a ranking of one is for the district with the most units either constructed or demolished.

It is also important to note that the "net gain, housing units" calculation includes units lost or gained by alterations, although those numbers are not listed in the table itself. The district with the greatest net gain of housing units was clearly South of Market (508 units), followed by Central (111 units), and South Bayshore (73 units). The districts that had substantial net loss of units were Mission (losing 67 units) and Western Addition (a net loss of 62 units).



Graph 9

Planning Districts

1 = Richmond
2 = Marina
3 = Northeast
4 = Downtown
5 = Western Addition
6 = Buena Vista
7 = Central
8 = Mission
9 = South of Market
10 = South Bayshore
11 = Bernal Heights
12 = South Central
13 = Ingleside
14 = Inner Sunset
15 = Outer Sunset

TABLE 24
HOUSING UNITS COMPLETED AND DEMOLISHED by PLANNING DISTRICT

1. RICHMOND

Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1995	20	9	20	1	-3	13
1996	29	9	10	3	24	9
1997	32	7	12	3	28	6
Total	81		42		49	

2. MARINA

Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1995	25	6	0	11	17	7
1996	7	14	1	10	-4	14
1997	12	12	4	6	6	11
Total	44		5		19	

3. NORTHEAST

Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1995	90	2	0	12	84	2
1996	2	15	1	11	1	13
1997	1	15	5	5	-3	13
Total	93		6		82	

4. DOWNTOWN

Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1995	46	4	0	13	48	3
1996	57	6	0	14	69	5
1997	30	8	0	13	33	5
Total	133		0		150	

TABLE 24
HOUSING UNITS COMPLETED AND DEMOLISHED
by PLANNING DISTRICT

5. WESTERN ADDITION

Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1995	25	7	0	14	12	8
1996	170	2	51	2	123	2
1997	41	6	95	2	-62	14
Total	236		146		73	

6. BUENA VISTA

Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1995	10	12	10	2	-15	15
1996	22	10	188	1	-150	15
1997	10	14	1	10	1	12
Total	42		199		-164	

7. CENTRAL

Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1995	16	10	5	4	0	11
1996	65	5	6	4	51	7
1997	57	4	6	4	111	2
Total	138		17		162	

8. MISSION

Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1995	39	5	1	6	30	5
1996	50	8	0	15	58	6
1997	101	2	212	1	-67	15
Total	190		213		21	

TABLE 24
HOUSING UNITS COMPLETED AND DEMOLISHED
by PLANNING DISTRICT

9. SOUTH OF MARKET

Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1995	157	1	1	7	164	1
1996	190	1	1	12	229	1
1997	417	1	1	11	508	1
Total	764		3		901	

10. SOUTH BAYSHORE

Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1995	21	8	1	8	18	6
1996	100	4	2	8	99	4
1997	78	3	0	14	73	3
Total	199		3		190	

11. BERNAL HEIGHTS

Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1995	2	14	0	15	2	10
1996	53	7	2	9	51	8
1997	12	13	0	15	7	10
Total	67		2		60	

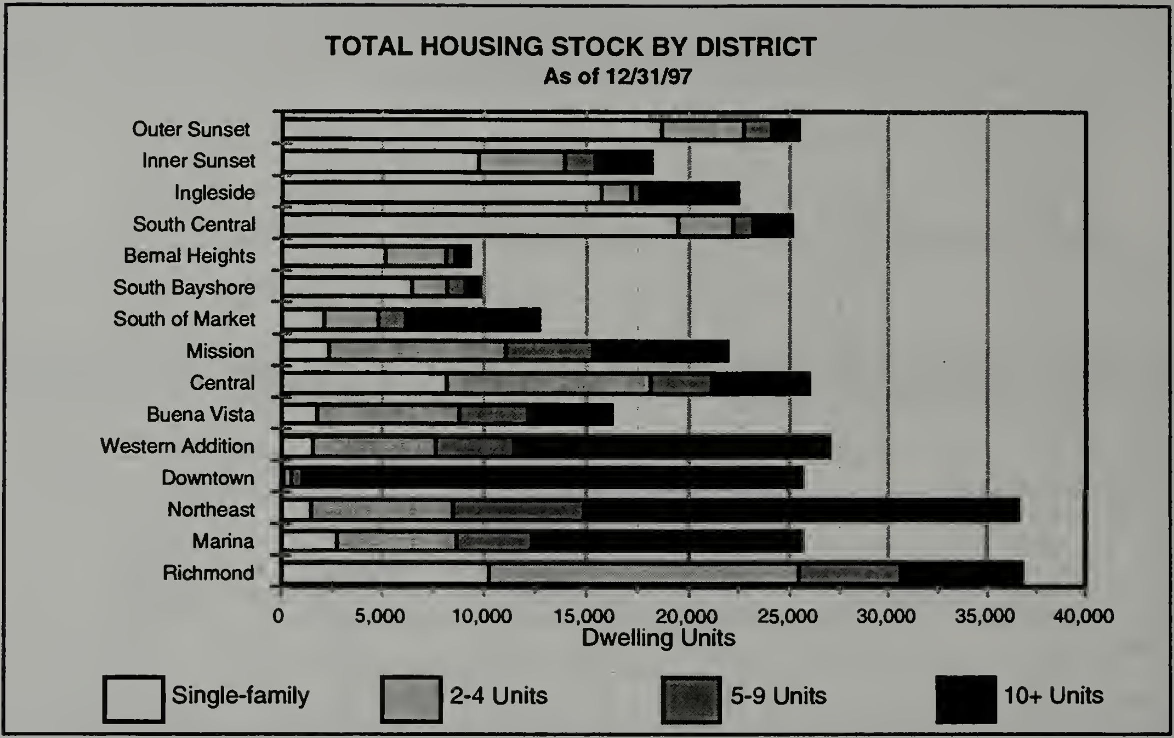
12. SOUTH CENTRAL

Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1995	59	3	5	5	41	4
1996	125	3	4	7	108	3
1997	56	5	3	7	38	4
Total	240		12		187	

TABLE 24
HOUSING UNITS COMPLETED AND DEMOLISHED by PLANNING DISTRICT

Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
13. INGLESIDE						
1995	12	11	1	9	10	9
1996	11	13	5	6	4	12
1997	25	9	1	12	20	7
Total	48		7		34	
14. INNER SUNSET						
1995	8	13	10	3	-2	12
1996	14	11	6	5	9	11
1997	17	10	2	8	15	9
Total	39		18		22	
15. OUTER SUNSET						
1995	2	15	1	10	-5	14
1996	14	12	1	13	11	10
1997	17	11	2	9	17	8
Total	33		4		23	

Note: 1) Districts are ranked from one to fifteen.
2) Net Gain includes units gained or lost by alteration permits although those numbers are not shown in the table.



Graph 10

Housing Stock by Planning District

Table 25 beginning on the next page contains San Francisco housing stock totals by planning district and net gain since the 1990 Census. Graph 10 above shows the total housing stock by building type in the fifteen planning districts. South Central has the most single-family homes (18% of the citywide total), closely followed by Outer Sunset (with almost 18% of the total); South Bayshore, however, has gained the most new single-family homes (103 homes) between 1990 and 1997, closely followed by South Central (97 homes). Outer Sunset, in contrast, has lost 12 single-family homes during those eight years. For higher density housing (10 or more units per building), Downtown leads with almost 24,500 units in such buildings (22% of the citywide total), followed by Northeast (almost 21,600 units or 19% of the citywide total). For 1997, SOMA gained the most units in higher density buildings, with 431 units added (81% of which were in buildings of 20 or more units); Central was a distant second, adding 95 units in higher density buildings.

TABLE 25 SAN FRANCISCO HOUSING STOCK BY PLANNING DISTRICT						
PLANNING DISTRICT	UNITS BY BUILDING TYPE					
	Single Family	2 to 4 Units	5 to 9 Units	10 to 19 Units	20 plus Units	District Total
1. RICHMOND						
1990 Census Count	10,242	14,994	5,135	3,977	1,935	36,283
April 1990 to 1997	-9	202	9	17	85	304
1997	-1	17	0	12	0	28
Total	10,232	15,213	5,144	4,006	2,020	36,615
Percent	28	42	14	11	6	100
2. MARINA						
1990 Census Count	2,770	5,874	3,669	7,168	5,829	25,310
April 1990 to 1997	-23	11	11	89	24	112
1997	-2	3	5	0	0	6
Total	2,745	5,888	3,685	7,257	5,853	25,428
Percent	11	23	14	29	23	100
3. NORTHEAST						
1990 Census Count	1,484	6,959	6,382	6,637	14,381	35,843
April 1990 to 1997	-29	25	26	12	544	578
1997	2	0	-5	0	0	-3
Total	1,457	6,984	6,403	6,649	14,925	36,418
Percent	4	19	18	18	41	100
4. DOWNTOWN						
1990 Census Count	87	389	529	1,900	21,468	24,373
April 1990 to 1997	3	15	-16	8	1051	1061
1997	0	-7	0	10	30	33
Total	90	397	513	1,918	22,549	25,467
Percent	0	2	2	8	89	100

TABLE 25 SAN FRANCISCO HOUSING STOCK BY PLANNING DISTRICT						
PLANNING DISTRICT	UNITS BY BUILDING TYPE					
	Single Family	2 to 4 Units	5 to 9 Units	10 to 19 Units	20 plus Units	District Total
5. WESTERN ADDITION						
1990 Census Count	1,580	5,920	3,795	4,714	9,384	25,393
April 1990 to 1997	-13	104	46	13	1289	1439
1997	3	4	6	-32	-43	-62
Total	1,570	6,028	3,847	4,695	10,630	26,770
Percent	6	23	14	18	40	100
6. BUENA VISTA						
1990 Census Count	1,784	6,995	3,346	1,901	2,081	16,107
April 1990 to 1997	-23	6	2	-100	11	-104
1997	-9	5	5	0	0	1
Total	1,752	7,006	3,353	1,801	2,092	16,004
Percent	11	44	21	11	13	100
7. CENTRAL						
1990 Census Count	8,151	9,874	2,993	2,401	2,228	25,647
April 1990 to 1997	-18	76	21	30	0	109
1997	-3	19	0	0	95	111
Total	8,130	9,969	3,014	2,431	2,323	25,867
Percent	31	39	12	9	9	100
8. MISSION						
1990 Census Count	2,342	8,664	4,206	2,776	3,339	21,327
April 1990 to 1997	-1	26	29	140	198	392
1997	-1	22	18	-72	-34	-67
Total	2,340	8,712	4,253	2,844	3,503	21,652
Percent	11	40	20	13	16	100

TABLE 25 SAN FRANCISCO HOUSING STOCK BY PLANNING DISTRICT						
PLANNING DISTRICT	UNITS BY BUILDING TYPE					
	Single Family	2 to 4 Units	5 to 9 Units	10 to 19 Units	20 plus Units	District Total
9. SOUTH OF MARKET						
1990 Census Count	2,100	2,565	1,267	626	3,805	10,363
April 1990 to 1997	9	52	53	128	1441	1683
1997	1	56	20	80	351	508
Total	2,110	2,673	1,340	834	5,597	12,554
Percent	17	21	11	7	45	100
10. SOUTH BAYSHORE						
1990 Census Count	6,264	1,581	879	323	204	9,251
April 1990 to 1997	103	141	8	0	0	252
1997	64	9	0	0	0	73
Total	6,431	1,731	887	323	204	9,576
Percent	67	18	9	3	2	100
11. BERNAL HEIGHTS						
1990 Census Count	5,082	2,950	475	197	274	8,978
April 1990 to 1997	32	25	6	46	0	109
1997	7	0	0	0	0	7
Total	5,121	2,975	481	243	274	9,094
Percent	56	33	5	3	3	100
12. SOUTH CENTRAL						
1990 Census Count	19,352	2,623	1,005	696	890	24,566
April 1990 to 1997	97	61	10	132	47	347
1997	26	-4	0	16	0	38
Total	19,475	2,680	1,015	844	937	24,951
Percent	78	11	4	3	4	100

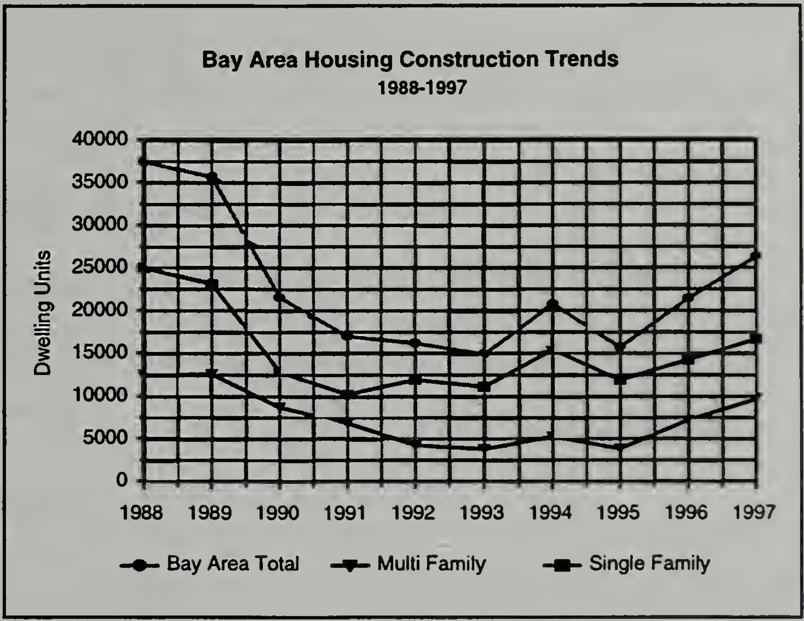
TABLE 25 SAN FRANCISCO HOUSING STOCK BY PLANNING DISTRICT						
	UNITS BY BUILDING TYPE					
PLANNING DISTRICT	Single Family	2 to 4 Units	5 to 9 Units	10 to 19 Units	20 plus Units	District Total
13. INGLESIDE						
1990 Census Count	15,685	1,379	469	922	3,572	22,027
April 1990 to 1997	33	34	-9	0	171	229
1997	5	15	0	0	0	20
Total	15,723	1,428	460	922	3,743	22,276
Percent	71	6	2	4	17	100
14. INNER SUNSET						
1990 Census Count	9,687	4,152	1,484	1,327	1,250	17,900
April 1990 to 1997	19	36	-1	14	0	68
1997	4	11	0	0	0	15
Total	9,710	4,199	1,483	1,341	1,250	17,983
Percent	54	23	8	7	7	100
15. OUTER SUNSET						
1990 Census Count	18,653	3,970	1,347	646	487	25,103
April 1990 to 1997	-12	63	8	22	0	81
1997	7	10	0	0	0	17
Total	18,648	4,043	1,355	668	487	25,201
Percent	74	16	5	3	2	100
CITYWIDE TOTAL	**105,534**	**79,926**	**37,233**	**36,776**	**76,387**	**335,856**
Percent	**31**	**24**	**11**	**11**	**23**	**100**

HOUSING CONSTRUCTION IN THE BAY AREA

In 1997, 1,666 units were authorized for construction in San Francisco, a 36% increase over 1996. San Francisco accounted for 6% of the total number of housing units authorized for construction in the nine-county Bay Area (see map on the next page). Santa Clara County led the region with 8,764 units, or 33% of the total, an increase of 17% from 1996. Alameda County had the greatest increase (64%) in authorizations to about 6,400 units. Bay Area housing activity declined from a peak of 45,700 units authorized for construction in 1986 to an average of 18,250 units between 1990 and 1996. However, the total for 1997 (about 26,350 units) is a 23% increase over 1996.

The great majority of new housing in San Francisco is in multi-unit buildings whereas outside of the City single-family housing predominates. Graph 11 shows the proportion of single-family to multi-unit housing authorized for construction.

Bay Area residential demolition permit data, an indicator that was included in previous Housing Inventories, is no longer available.



Graph 11

TABLE 26 UNITS AUTHORIZED FOR CONSTRUCTION Bay Area Counties, 1997		
County	Units Authorized	Percent
Santa Clara	8,764	33%
Alameda	6,406	24%
Contra Costa	3,514	13%
Sonoma	2,099	8%
San Francisco	**1,666**	**6%**
Solano	1,542	6%
San Mateo	1,414	5%
Marin	597	2%
Napa	350	1%
TOTAL	**26,352**	**100%**


SONOMA
NORTH BAY
NAPA
SOLANO
MARIN
San Pablo Bay
CONTRA COSTA
EAST BAY
SAN FRANCISCO
San Francisco Bay
ALAMEDA
SAN MATEO
SANTA CLARA
SOUTH BAY
SAN FRANCISCO BAY AREA
Area Boundaries
County Boundaries
8 MILES

Map 2

LISTS OF MAJOR PROJECTS

This section details major projects in various stages of the planning and construction process: projects under Planning review or approved by Planning, projects authorized for construction with building permits, and projects certified complete. Additional project information can be obtained by retrieving a project file or permit application.

A project's status changes over time. During a reporting period, a project may move from approved to under construction or from under construction to completed. Similarly, a project may change from rental to condominium or vice versa before a project is completed and occupied.

Projects Completed: Market Rate and Affordable Housing

List 1A contains market rate projects with ten or more units completed since 1993; List 1B contains affordable projects with ten or more units completed since 1993. Projects completed prior to 1993 are listed in previous Housing Inventories.

Projects Authorized for Construction by the Department of Building Inspection

List 2A contains residential projects authorized for construction with building permits in 1997 (with five or more units). List 2B contains major residential projects approved in 1995 and 1996 for projects not otherwise shown as under construction.

Projects Under Planning Review and Projects Approved by Planning

List 3A contains projects with ten or more units under Planning review. These are projects requiring Conditional Use, Environmental Review, or other types of discretionary review by the Planning Commission or Zoning Administrator. This list does not include projects undergoing informal Planning review for which no formal applications have been filed.

List 3B contains projects approved in 1997 by the Planning Department. It shows affordable, market-rate, and live/work projects.

Affordable Housing

List 4 is for affordable projects in the "pipeline"-- projects under review, approved, or under construction.

Live/work Projects

List 5A contains live/work projects completed and List 5B contains live-work projects in the pipeline (approved by the Planning Department, with permits issued, or under construction).

1A Market Rate Projects Completed, 1993-1997 (10 or more units)
1B Affordable Projects Completed, 1993-1997 (10 or more units)

List 1A

1993 - 1997: MAJOR NEW MARKET RATE PROJECTS

Project Name/ Address	Project Sponsor	Total Units	Lower Income Units*	Unit Mix		Tenure/ Type	Initial Rental or Selling Price
Year completed: ***1997***							
25 Lucerne (727 Brannan)	Seymour Jaron	20	**	20	Live/ work	Owner	**
1 Clarence Place	Ron Kaufman	18	0	18	Live/ work	Owner	**
358 12th Street	Edward J. Murphy	16	2	16	Live/ work	Rental	**
49 Zoe	Zoe Associates	16	0	16	Live/ work	Owner	$193,750-$250,000
342 Hayes	William Ferdon	14	1	14	1 bed	Owner	**
3520 Balboa	George Lam	12	0	12	2 bed	Rental	**
2011 3rd Street	Redmond Lyones	12	0	12	Live/ work	Owner	$235,000-$395,000
139 Welsh	Joe Hernon	12	0	12	Live/ work	Owner	$250,000-$410,000
340 6th Street	BVFB	10	0	10	Live/ work	Owner	**

List 1A

1993 - 1997: MAJOR NEW MARKET RATE PROJECTS

Project Name/ Address	Project Sponsor	Total Units	Lower Income Units*	Unit	Mix	Tenure/ Type	Initial Rental or Selling Price
Year completed: ***1996***							
350 Arkansas & 390 Arkansas	18th Street Associates, Rick Holliday	35	0	25 10	2 bed 3 bed	owner/ condo	$176,000 - $338,500
81 Lansing St.	The Lansing Group	33	3	32 1	1 bed 2 bed	owner/ condo	$156,000 - $319,000
1601 18th St.	18th Street Associates, Rick Holliday	30	7	2 15 13	studio 1 bed 2 bed	owner/ condo	$140,000 - $345,000
346 1st St.	346 1st Street LP	29	0	17 12	1 bed 2 bed	owner/ condo	$171,000 - $420,000
645 Haight St.	Andrew Sirkin	20	3	1 12 7	studio 1 bed 2 bed	owner/ condo	$105,000 - $229,000
125 Gilbert St.	Thomas Murphy	16	0	16	live-work	owner	$201,000 - $346,000
76 Brady St.	Toarup Construction Co.	16	0	16	live-work	owner	$229,000 - $315,000
610 Illinois	Michael Spaer/Redmond Lyons	15	0	15	live-work	owner	$205,000 - $317,000
41 Boardman	Gerald Deane	14	1	14	live-work	owner	$153,000 - $261,000
298 Portola	COMAC Investments	12	0	6 6	1 bed 2 bed	owner/ condo	$159,000 - $261,500

List 1A

1993 - 1997: MAJOR NEW MARKET RATE PROJECTS

Project Name/ Address	Project Sponsor	Total Units	Lower Income Units*	Unit Mix		Tenure/ Type	Initial Rental or Selling Price
68 McCoppin	Marshmallow Corp.	12	1	12	live-work	owner	$140,000 - $230,000
2027 Market	2027 Partnership	12	0	2 10	1 bed 2 bed	owner/ condo	$170,000 - $275,000
225 Pierce	Al Goodwin	11	0	4 6 1	1 bed 2 bed 3 bed	owner/ condo	$150,000 - $250,000
Year completed: *1995*							
600-650 Chestnut St.	BA Properties Inc.	80	0	3 54 23	1 bed 2 bed 3 bed	condo	$165,000 to $350,000 a last phase will have 37 units w. 4 aff. units
Year completed: *1994*							
401 Main St. Portside	Emerald Fund Group	62	0	26 26 10	1 bed 2 bed 3 bed	condo	1st phase completed; total project to be 240 units
1388 Gough St. Post International	SOCO Limited	72	0	4 56 8	studios 2 bed 3+ bed	condo	$290,000 to $625,000
Year completed: *1993*							
4150 17th Street		33	0	33	2 bed	condo	

List 1A

1993 - 1997: MAJOR NEW MARKET RATE PROJECTS

Project Name/ Address	Project Sponsor	Total Units	Lower Income Units*	Unit Mix		Tenure/ Type	Initial Rental or Selling Price
Year completed: *1992*							
111 Chestnut St	Lombard Plaza Partners	102	0	7 38 56 1	studios 1 bed 2 bed 3 bed	owner	$200-$300,000 $250-$550,000 $550,000
240 Lombard St	Lombard Plaza Partners	118	0	16 102	studios 1 bed	rental	$1,750 - $2,150
1100 Eddy St.	U-2 Investments SFRA	69	0	49 20	2 bed 3 bed	owner	
South Gardens 180 7th St.	Urban Homes	28	0	16 12	1 bed 2 bed	owner	$123,500 $189,500
271 Shipley St.	Lee Hammack, David Sternberg	20	0	12 2 6	studios 1 bed 2 bed	owner/ town-homes	
Future Perfect 3-51 Bowman Ct.	Future Perfect SFRA	62	0	62	2 bed	owner/ family	$178-$180 (moderate income)
Silver-Univ. Height 633 Cambridge	Bridmont Associates	55	5	5 30 20	3 bed 4 bed 5 bed	owner	$225-$265 $380-$410
443 Fulton St.	Urban Frontier Dev. Corp.	22	5	22	2 bed	owner	$230 to $280,000
1438 Filbert St.		12		5 7	1 bed 2 bed	owner	

List 1A

1993 - 1997: MAJOR NEW MARKET RATE PROJECTS

Project Name/ Address	Project Sponsor	Total Units	Lower Income Units*	Unit	Mix	Tenure/ Type	Initial Rental or Selling Price
Year completed: ***1991***							
Baycrest Towers 201 Harrison Street	Balcor Dev. Co./ Pacific U.	294	35	114 111 71	studios 1 bed 2 bed	owner	$150 to $172,000 $175 to $352,000 $258 to $409,000
Carlisle Towers 1450 Post Street	Post St. Assoc./ Senior Living Dev., SFRA	132	0	14 91 17	studios 1 bed 2 bed	owner	$150 to $595,000
Hills Plaza 350 Steward Street	Beta West Prop. Inc.	67	0	NA	1 bed 2 bed 3 bed	owner	$260 to $485,000 $385 to $830,000 $445 to $1,080,000
1650 Jackson Street	Emerald Properties	69	0	1 36 32	studio 1 bed 2 bed	owner	$260 to $330,000 $350 to $390,000
1700 Van Ness Ave.	Taldan Inv. Co.	51	0	5 36 10	1 bed 2 bed 3 bed	owner	$224 to $254.000 $243 to $311,000 $263 to $325,000
550 South Van Ness		36	0	32 4	1 bed 2 bed	owner	$110 to $140,000
197 7th Street		32	0	32	studios	owner	$85 to 109,000
1340 Clay Street		30	0	7 22	1 bed 2 bed	owner	

List 1A

1993 - 1997: MAJOR NEW MARKET RATE PROJECTS

Project Name/ Address	Project Sponsor	Total Units	Lower Income Units*	Unit Mix		Tenure/ Type	Initial Rental or Selling Price
Year completed: ***1990***							
Fillmore Center Turk and Fillmore	Fillmore Center Developers, SFRA	1,113	223	331 427 343	studios 1 bed 2 bed	rental	
Bayside Village Brannan & Beale	Forest City Dillon, Inc., SFRA	868	174	233 307 328	studios 1 bed 2 bed	rental	
Geary Courtyard 639 Geary Street		165		126 39	studios 1 bed	rental	$725 to $955
Ocean Beach Est. Great Highway	Taldan Dev.	110		4 105	2 bed 3 bed	owner	
601 4th Street		85		85	studios	owner/ live/work	

* Lower income units are units made available at below-market rate under the City's Inclusionary Affordable Housing program.
** Data currently unavailable but will be included in next Housing Inventory.

List 1B

1993 - 1997: MAJOR NEW AFFORDABLE PROJECTS

Project Name/ Address	Sponsor	Total Units	Unit Mix		Tenure/ Type	Affordability as % from Median Income *
Year completed: *1997*						
Yerba Buena Commons: 401 3rd St.	AMB Properties II/SFRA	257	257	SRO	rental	257 @ 31%-50% of M.I.
101 Valencia: 135 Valencia/1320 Stevenson/1246 Stevenson	HDNP	72	3 31 58 14 1	studio 1 bed 2 bed 3 bed 4 bed	owner	54 @ 61%-80% of M.I. 53 @ 81%-120% of M.I.
Goodwill Housing: 479 Natoma	Asian Inc./SFRA	30	15 13 2	2 bed 3 bed 4 bed	rental/ family	30 @ 31%-50% of M.I.
Bell Mews: 1302-1350 Divisadero/1990-1996 Ellis	SFHDC/SFRA	10	3 6 1	2 bed 3 bed 4 bed	first-time home-buyers	10 @ 81%-120% of M.I.
Year completed: *1996*						
Fillmore Marketplace: 1400 Eddy St.	SFRA	120	29 29 62	1 bed 2 bed 3 bed	rental/ family	60 @ 50% of M.I. 60 @ 60% of M.I.
Market Heights: 211 Putnam, 291 Putnam & 1000 Tompkins	BHHC	46	6 16 22 2	1 bed 2 bed 3 bed 4 bed	rental/ family	23 @ 60% of M.I. 23 for Section 8
Kiska & Ingalls Rds, Candlestick View	HCDC/SFRA	38	16 22	2 bed 3 bed	first-time home-buyers	Units @ 120% of M.I. & 80% of M.I.

List 1B

1993 - 1997: MAJOR NEW AFFORDABLE PROJECTS

Project Name/ Address	Sponsor	Total Units	Unit Mix		Tenure/ Type	Affordability as % from Median Income *
587 Natoma	HDNP/SFRA	29	4 9 12 3 1	1 bed 2 bed 3 bed 4 bed 5 bed	rental/ families	Units @ 80% of M.I.
Hudson Ave. & Whitney Young Circle, Garnett Terrace	SFHDC/SFRA	28	28	single-family detached	first-time home-buyers	Units @ 120% of M.I. & 80% of M.I.
La Salle & Whitney Young Circle/Las Villas	Las Villas Partnership/ SFRA	27	27	single-family detached	first-time home-buyers	Units @ 120% of M.I. & 80% of M.I.
1096 Eddy St.	Housing for Independent People/SFRA	21	21	1 bed	rental/ mentally disabled	Units @ 80% of M.I.
1290 Potrero	Mission Housing/SFRA	20		Not a-vailable	rental/ families	Units @ 80% of M.I.
Year completed: ***1995***						
555 Ellis St.	Asian Neighborhood Design	38	3 6 10 19	studios st. +loft 2 bed 3 bed	rental/ single per. families	4 @ 25% of M.I. 10 @ 35% of M.I. 11 @ 50% of M.I. 13 @ 60% of M.I.
1695 18th St.	Rick Holliday/ ART ARK	29	29	live-work	5 rental/ 24 owner for artists	5 rental @ 50% of M.I. 18 for sale @ 80% of M.I. 6 market rate for artists

List 1B

1993 - 1997: MAJOR NEW AFFORDABLE PROJECTS

Project Name/ Address	Sponsor	Total Units	Unit Mix		Tenure/ Type	Affordability as % from Median Income *
1035 Folsom St.	Mercy Charities Housing	50	3 13 28 4	1 bed 2 bed 3 bed 4 bed	rental/ family	3 @ 25% of M.I. 29 @ 50% of M.I. 14 @ 60% of M.I. 4 @ 80% of MI
1101 Howard St.	Howard Street Association	34	6 14 14	1 bed 2 bed 3 bed	rental/ family	16 @ 25%-35% of M.I 4 @ 50% of M.I. 14 @ 60% of M.I.
Year completed: ***1994***						
201 Turk St.	Chinese Community Housing Corp./ A.F. Evans Corp.	175	12 81 45 37	studios 1 bed 2 bed 3 bed	rental/ family/ elderly 20	126 @ 35% of M.I. 43 @ 60% of M.I. 6 @ 80% of M.I.
333 Fell St.	BRIDGE Housing Corp.	82	4 20 24 34	studios 1 bed 2 bed 3 bed	rental/ family/ elderly	37 @ 50% of M.I. 45 @ 60% of M.I.
241 6th St. Knox Hotel	Tenants & Owners Dev. Corp.	140	140	SRO's	rental/ nr Homeles s	140 @ 35% of M.I.
701 Natoma St. Canon Kip	Episcopal Community Services	104	104	SRO's	rental/ homeless	104 @ 25% of M.I.
1303 Larkin St.	Chinese Community Housing Corp.	63	59 4	SRO's 1 bed	rental/ elderly	42 @ 35% of M.I. 6 @ 50% of M.I. 14 @ 60% of M.I.
440 Valencia St Plaza del Sol	Mission Housing Development Corp.	59	25 29 5	2 bed 3 bed 4 bed	rental/ family	38 @ 35% of M.I. 21 @ 50% of M.I.
1333 Bush St.	On Lok Services	42	42	studios	rental/ elderly	42 @ 50% of M.I.

List 1B

1993 - 1997: MAJOR NEW AFFORDABLE PROJECTS

Project Name/ Address	Sponsor	Total Units	Unit Mix		Tenure/ Type	Affordability as % from Median Income *
1028 Howard St.	Mercy Charities Housing	30	5 11 14	1 bed 2 bed 3 bed	rental/ family	30 @ 50% of M.I.
518 Minna St.	Asian Inc.	24	12 12	2 bed 3 bed	rental/ family	6 @ 35% of M.I. 14 @ 50% of M.I. 4 @ 60% of M.I.
1000 Market St.	Community Housing Partnership	59	59	SRO's	rental/ homeless	59 @ 35% of M.I.
Year completed: ***1993***						
111 Jones St	Mercy Charities Housing	108	8 64 16 20	studios 1 bed 2 bed 3 bed	rental/ families/ elderly 40	60 @ 35% of M.I. 48 @ 50% of M.I.

* Affordability is expressed in terms of percent threshold from the San Francisco PMSA median income as published by HUD. Affordable rent and home ownership levels calculated as percent threshold from the PMSA median income are shown on pages 22 and 23.

Note: Projects completed prior to 1993 are listed in previous Housing Inventories. Inclusionary affordable units are included in List 1A with market rate projects.

Non-profit Housing Sponsors (partial list):

AI Asian Inc.
AND Asian Neighborhood Design
BHHC Bernal Heights Housing Corporation
BRIDGE BRIDGE Housing Corporation
CCHC Chinese Community Housing Corporation
CHP Community Housing Partnership
HCDC Housing Conservation and Development Corporation
HDNP Housing Development and Neighborhood Preservation Corp.
MCH Mercy Charities Housing Corporation
MHDC Mission Housing Development Corporation
TODCO Tenants and Owners Development Corporation
TNDC Tenderloin Neighborhood Development Corporation

2A Projects Authorized for Construction by the Department of Building Inspection, 1997

2B Projects Authorized for Construction by DBI, 1995 and 1996

List 2A

1997: PROJECTS AUTHORIZED for CONSTRUCTION by DBI
Building Permits Issued for Projects with 5 or More Units

Month	# Units	Address	Type	Valuation
January	16	465 10th St.	Alteration/ live-work	$1,525,000
	12	1495 Taylor St.	New	$1,680,000
March	38	500 Delancey St.	New	$4,700,000
	16	1625 Pacific Ave.	New	$1,700,000
	10	1099 Mississippi St.	New	$1,150,300
May	5	1500 Geneva Ave.	Alteration	$43,240
	5	236 Ritch St.	Alteration/ live-work	$250,000
June	29	401 Page St.	New	$2,060,000
	25	350 Haight St.	New	$1,920,000
	19	455 Rose St.	New	$1,292,000
	12	495 Rose St.	New	$1,490,000
	12	755 Tennessee St.	New	$1,539,000
	8	1688 Wallace Ave.	New	$918,000
	7	345 Buchanan St.	New	$701,000
	6	395 Buchanan St.	New	$743,000
	6	425 Rose St.	New	$496,000
	6	290 Webster St.	New	$434,000
July	54	5545 3rd St.	New	$4,380,000
	23	1001 Mariposa	New	$1,450,000
	20	999 16th St.	New	$2,500,000
August	16	635 Tennessee St.	New	$2,149,000
	12	1631 Hayes St.	New	$810,600
	9	1530 Fell St.	New	$566,400
	7	636 Presidio Ave.	New	$847,300
September	233	88 King St.	New	$38,800,000
	16	655 Tennessee St.	New	$1,763,500
	8	2171 Mission St.	New	$1,328,238
	6	1121 Tennessee St.	New	$855,000

List 2A

1997: PROJECTS AUTHORIZED for CONSTRUCTION by DBI
Building Permits Issued for Projects with 5 or More Units

Month	# Units	Address	Type	Valuation
October	23	2600 Turk St.	New	$4,200,000
	10	445 Arguello	New	$1,100,000
	6	2221 26th St.	New	$1,698,000
	6	2227 26th St.	New	$424,500
	6	2239 26th St.	New	$424,500
	6	2257 26th St.	New	$424,500
November	226	388 Beale St.	New	$32,500,000
	52	333 Taylor St.	New	$5,870,000
	12	646 Minna St.	New	$1,480,000
December	106	868 Kearny St.	New	$23,000,000
Total	1073			

Source: Department of Building Inspection

List 2B

1995 - 1996: PROJECTS AUTHORIZED for CONSTRUCTION by DBI
Permits Issued for Projects with 10 or more units

Month	# Units	Address
1996		
January	10	6838 Geary Blvd.
	16	358 12th Street
	23	245 5th Street
February	15	610 Illinois Street
	33	1444 Green Street
	12	139 Welsh Street
	16	49 Zoe Street
May	17	88 Guy Place
	30	1010 South Van Ness
	33	575 Harrison St.
June	32	720 York St.
July	10	340 6th St.
	20	25 Lucerne St.
	24	980 Howard St.
	30	479 Natoma St.
	63	347 Dolores St.
September	13	540 Delancey St.
	19	3936 24th St.
	28	672 Valencia St.
	50	670 Valencia St.
October	10	645 Linden St.
	16	650 Fell St.
	25	751 Hayes St.
	21	650 Linden St.
	25	18 Lansing St.
November	10	2080 3rd St.
	12	2011 3rd St.
	14	4801 Geary Blvd.

List 2B

1995 - 1996: PROJECTS AUTHORIZED for CONSTRUCTION by DBI
Permits Issued for Projects with 10 or more units

December	102	175 Bluxome St.
	169	1550 Sutter St.
1995		
January	12	68 McCoppin St.
	11	225 Pierce St.
March	29	346 First St.
	28	18 Lansing St.
April	33	3600 Fillmore St.
	66	650 Delancy St
June	50	205 Jones St.
	24	795 8th Av.
July	16	125 Gilbert St
	12	714 Stockton St.
October	24	587 Natoma St.
November	16	74 Brady St.
	24	301 Folsom St
	21	1096 Eddy St.

Source: Department of Building Inspection

List 3A

RESIDENTIAL PROJECTS UNDER PLANNING REVIEW
Projects with 10 or More Units--As of 5/1/98

Case *	Units	Project Name	Description
96.448C	33	530-534 Folsom St.	Sponsor wishes to build either 33 housing or live-work units depending on market.
96.461 V	20	463 26th Ave.	Demolish 3 single-family homes and construct a 40-foot, 20-unit residential building.
96.618!	36	286 Valencia St.	To construct 36 senior housing units on vacant site.
96.671!	88	871 Folsom St.	88 market-rate units to be built on 3 lots.
96.685!	56	1001 Mariposa St/208 Pennsyl.	Construct 56 live-work units in M-1. Site was a paint supply warehouse that burned in 1995.
96.757!	34	580-586 Howard St.	Sponsor wishes to make two buildings on lot live-work and construct a third live-work building.
96.779!	32	681 Tennessee St.	Construct two live-work buildings on vacant lot, 32 units in all.
97.134!	118	1600 Scott St.	22,000 sq. ft. of social services, 118 assisted living units, 36 beds for early dementia services.
97.205!	30	599 3rd St.	Construct 30 live-work units with parking garage on vacant site.
97.206!	15	1438 Harrison St.	Construct 15 live-work units and a parking garage on what is currently a parking lot.
97.210!	152	1701 19th Ave.	Demolish existing Shriners Hospital complex and construct 152 residential units in mix of townhouses and flats.
97.217!	20	999 16th St./49 Missouri	Demolish existing commercial structure; construct new 3-story building with 20 live-work units.
97.227 D	12	249 Shipley/250 Clara	Demolish paving and structures on existing parking lot; construct 3-story building with 12 live-work units; condominium subdivision.
97.228!	16	2501 Harrison St.	Demolish warehouse on lot; construct two 3-story building with 16 live-work units; condominium subdivision.
97.232	11	767 Corbett Ave.	Merge four lots; demolish two single-family dwelling units; construct 4-story building with 11 condominiums.

List 3A

RESIDENTIAL PROJECTS UNDER PLANNING REVIEW
Projects with 10 or More Units--As of 5/1/98

97.315!	16	2745-61 Geary	16 unit condominium building.
97.318 Q	15	1114-1120 Folsom St.	Vacant building to be converted to 15 live-work units.
97.379!	52	386 Alabama/2625 16th St.	Construct 52 live-work units, 8 commercial condos, and 16 commercial lofts.
97.412	15	933 Taraval St.	Renovate existing building (once a theater) for condo/day care use: 15 dwelling units above 1st floor day care.
97.481!	50	938 Harrison St.	Demolish 16,000 sf UMB and construct 50 live-work units.
97.506	18	1405 Indiana St.	Construct 18 live-work units on a vacant lot.
97.522!	126	53 Page St.	Construct 8-story building: ground and 2nd floor retail, 126 units residential on remaining floors.
97.526	16	Third St.	Construct 16 live-work units on a vacant lot.
97.527!	48	696 Pennsylvania Ave.	Demolition of structures on property and construction of one building with 48 live-work units.
97.528!	60	23rd & Minnesota Sts.	Demolish existing buildings and construct 3 new buildings with 20 live-work units each.
97.539	24	1588 and 1598 Indiana St.	Construct on 2 vacant lots 2 live-work buildings with 12 units each.
97.555!	32	19 Clementina St.	Construct 24 residential and 8 live-work units in one building on lot currently used for parking.
97.568	20	98 Ocean Ave.	Construct building with retail on first level and 20 rental apartments on 2nd and 3rd floors.
97.615!	48	1800 Bryant St.	Construct 48 live-work units in one building on a vacant lot.
97.629C	37	300 Gough St./267 Linden	Construct 5-story mixed-use development including 37 dwelling units above commercial space.
97.646	24	598 Hampshire St.	Construct 24 live-work units on a vacant lot.
97.664	238	1045 Mission St.	Construct 219 dwelling units and 19 live-work units on a vacant lot currently used for parking.
97.668!	11	755-769 Corbett	Demolish 2 existing single-family homes and construct one 11 unit (market-rate) building.
97.676C	148	222 Schwerin St.	Build 148 low-income family housing units after Geneva Towers is demolished.
97.698	22	11 Haight/33 Haight	Subdivide 3 lots. 11 Haight would have 10 units and 33 Haight would have 12 units.

List 3A

RESIDENTIAL PROJECTS UNDER PLANNING REVIEW
Projects with 10 or More Units--As of 5/1/98

97.716!	114	2150 Folsom St.	Demolish 2 existing industrial-type buildings and construct 114 live-work units.
97.749	55	3101 Mission St.	Construct 55 units of affordable housing with daycare facility and community service facilities.
97.794	64	2828 18th St./555 Florida St.	Convert 2 vacant "Best Foods" buildings into live-work: 47 units on 18th St. and 17 units on Florida St.
97.888	12	1277 Mission/786 Minna St.	Lot subdivision and reconfiguration/merge. Build 12 live-work on the 786 Minna St. lot.
98.007	19	560 Haight St.	Rear yard and dwelling unit exposure variances to allow the conversion of a church to 19 dwelling units in an NC-2 district.
98.039	60	3338-3388 17th St./88 Hoff St.	Demolish existing building, construct 3 new 20-unit residential buildings with less than 5000 sqft of retail and 60 parking spaces.
98.04	30	2130 Harrison St.	Demolish 2 existing buildings and construct a new 4-story 30 unit live-work building.
98.054	38	36 5th St.	Conversion of a vacant office building to 38 live-work units with ground and second floor retail uses. No parking.
98.073	20	2030 3rd St.	Demolish existing building and build 20-unit new live-work building.
98.106	22	719-721 Minna St./140 8th St.	Construct 22 live-work units on a vacant lot.
98.117	40	1200 Minnesota/1209 Indiana	Construct 40 new live-work units in 2 20-unit buildings after demolition of warehouse.
98.118	18	370 7th St./175 Langton	Construct one 12-unit live-work building and one 6-unit live-work building.
98.119	15	670 8th St.	Construct 15 live-work units.
98.124	62	600 block Clementina, Sumner, Raush	Renovate 4 buildings for use as 62 live-work units.
98.165	22	300 Laguna Honda Blvd.	New construction of 22-unit residential building on former gas station site.
98.171	16	655 Tennessee St.	Construct 16-unit new live-work condominium.
98.173	90	520-538 Brannan St.	Demolish existing building and build 3 buildings, each with 30 units of live-work.

List 3A

RESIDENTIAL PROJECTS UNDER PLANNING REVIEW
Projects with 10 or More Units--As of 5/1/98

98.185	11	755 Corbett Ave.	Construct a residential structure with 11 dwelling units.
98.187	17	1601 Pacific Ave.	To build 5-story 17-unit retail and residential condo building.
98.19	19	1050 17th St.	Construct 19-unit live-work building.
98.202	26	539 Minna St.	Construction of 26 units of affordable housing.
Total	2463		

Note: Planning Department Case Types

A Certificate of Appropriateness
C Conditional Use review
E Environmental Review
D Discretionary Review
K Shadow Study
S Subdivision of Land
V Variance review
Z Zoning Reclassification
! Transportation Study

List 3B

1997: RESIDENTIAL PROJECTS APPROVED BY PLANNING
Projects with 10 or more units
By Type: Affordable, Market Rate, and Live/work

Case No.	Units*	Project Address	Description	Action Date
AFFORDABLE PROJECTS				
94.166S	50	670 Valencia St.	Construct 50 senior housing units after demolition of one 3-unit building.	1/29/97
95.354C	193	1220-1298 Eddy St.	Demolish 276 dwelling units; replace with 193 units public housing.	1/9/97
95.363C	160	3100-3190 Cesar Chavez	Demolish 208 affordable units and construct 160 new affordable units.	1/9/97
97.099V	93	301 Ellis St.	Construct building for frail senior housing, to include non-profit health care for seniors.	11/3/97
MARKET RATE PROJECTS				
92.465Q	15	1625 Pacific Ave.	Build 4-story, 19,826 s.f. apartment building after demolition of commercial building	9/4/97
95.165Q	10	6838 Geary Blvd.	Construct 3-story building over garagewith parking for 10 automobiles on a vacant site.	4/29/97
95.336S	138	2130 Fulton St.	Construct 138 units in 170,000 sq.ft. with parking lot for 181 automobiles.	4/9/97
95.644C	10	788 8th Ave.	Construct a new 10 dwelling unit building and 2500 sq.ft. of retail space..	5/22/97
95.673C	24	25th/Clipper St.	Subdivide 6 lots in an RH-2 district into 12 lots and construct up to 12 two-unit buildings.	5/22/97
96.763C	27	777 Florida St.	Construct 27-unit new condominium.	5/2/97
97.058V	29	949 Post St.	Construct 6-story senior housing apartment building.	8/4/97
97.117Q	24	180 Clara St.	Construct 24-unit new condominium.	3/11/97
97.197Q	158	403 Main St.	Construct 158-unit new condominium.	4/10/97
97.203Q	20	3520 Balboa St.	Construct 20-unit new mixed-use condominium.	3/31/97
97.404C	221	370 Beale St.	Modification of previous conditional use to allow increase of number of units in Phase 2.	9/16/97
97.841Q	39	2295 Bush St.	Construct 39-unit new condominium.	12/15/97
LIVE/WORK PROJECTS				
94.483Q	22	575 Harrison St.	Construct 3-story, 22-unit live/work building on vacant lot.	1/8/97
96.328D	16	321 Langton	Construct 16 live/work units on newly subdivided lot.	6/19/97
96.756D	60	394 Townsend St.	Construct three 20-unit live/work buildings on vacant lot.	8/14/97
96.066Q	12	2011 3rd St.	Construct new 50-foot-high building with 12 live/work units in light industrial area.	5/7/97
96.416Q	16	465-475 10th St.	Renovate existing commercial building for use as 16 live/work units.	10/27/97
96.685S	56	1001 Mariposa/208 Penn.	Construct 56 live/work units in M-1 on site of burned down paint supply warehouse.	12/23/97
97.217Q	20	999 16th St., 49 Missouri	Demolish existing commercial structure; construct new 3-story, 10,000 sq.ft w/ garage.	9/23/97

List 3B

1997: RESIDENTIAL PROJECTS APPROVED BY PLANNING
Projects with 10 or more units
By Type: Affordable, Market Rate, and Live/work

Case No.	Units*	Project Address	Description	Action Date
97.228S	16	2501 Harrison St.	Construct two 3-story buildings with 16 live/work units and parking garage; demo warehse	11/17/97
97.238D	28	725 Florida St.	Construct a 3-story building with 28 live/work units after demolishing sheds/workshop.	11/20/97
97.318Q	15	1114-1120 Folsom St.	Vacant building to be converted to 15 live/work with 15 parking spaces at grade.	12/29/97

* Cases requiring Conditional Use review are subject to the City's 10% affordable inclusionary housing requirement.

Note: See page 59 for definitions of case types.

4. Affordable Housing Projects in the Pipeline

List 4

AFFORDABLE HOUSING*
MAJOR PROJECTS IN THE PIPELINE
Projects Under Review, Approved, or Under Construction--Reporting Period: 11/1/97 - 5/1/98

Project Name/Address	Units	Population Served / Income Level / Sponsor
North Beach Hope VI site	355	Public and affordable housing/SFHA
Valencia Gardens Hope VI site	320	Public and affordablehousing/SFHA
Plaza East Hope VI site	193	Public and affordable housing/SFHA
Bernal Dwellings Hope VI site	160	Public and affordable housing/SFHA
222 Schwerin	148	Family/very low/Catholic Charities
Hayes Valley South Hope VI site	110	Family/low/Hayes Valley Ltd. Partnership
150 Britton	91	Family/very low & Sec. 8/HCDC
Mary Elizabeth Inn/1040 Bush St.	88	Homeless women/very low/Mary Elizabeth Inn
Apollo Hotel/416-422 Valencia	80	Special needs/low/MHDC
Grand Southern/1095 Mission	75	Singles/low/TODCO
1530 Fell St.	70	Homeless families/very low/Hamilton Family Center
Veterans Academy/Bldg. 1030 Presidio	60 beds	Homeless vets/extremely low/Swords to Plowshares
820 O'Farrell St.	55	Supportive (non-AIDS)/very low/820 O'Farrell Inc.
1555 Turk St.	52	At-risk/very low/Bethel A.M.E. Church
Cecil Williams House/333 Taylor St.	52	Renters/very low income/Glide Foundation
238 Eddy St.	35	Family & single/extremely low, very low, & low/IHDC
Juan Pifarre/3101 21st St.	30	Family, special needs/low income/MHDC
Stoneyhill Summit/Hudson & Whitney Young Circle	27	First-time homebuyers/low & moderate/Summit Partners
Minna-Russ/529-539 Minna St.	26	Family/low/AND
425 Eddy St.	25	Supportive (non-AIDS)/very low//CATS
Leland Apartments/980 Howard St.	24	Special needs/very low/TODCO
733 Baker St.	13	Supportive (non-AIDS)/very low/Northern California Land Trust

*Includes acquisition and rehabilitation projects
Source: Mayor's Office of Housing, San Francisco Redevelopment Agency, San Francisco Housing Authority
Note: Refer to page 51 for project sponsor abbreviations.

5A Live/work Projects Completed, 1987-1997
5B Live/work Projects in the Pipeline

List 5A

1987-1997: LIVE/WORK PROJECTS COMPLETED
with 4 or more units

Year	Address		Block	Lot	Units	St.	Zoning	District
1997	101	Harrison St.	3768	14	46		M-1	SOMA
	18	Lansing St.	3749	11	28		RC-4	SOMA
	25	Lucerne	3784	49	20		SLI	SOMA
	1	Clarence Pl.	3788	19	18		SLI	SOMA
	358	12th St.	3522	78	16		SLR	South Central
	49	Zoe	3776	88	16		SLI	SOMA
	139	Welsh	3777	14	12		SLI	SOMA
	2011	3rd St.	3994	8	12		M-2	SOMA
	340	6th St.	3754	6	10		SLR	SOMA
	2170	Harrison	3573	26	8		M-1	Mission
	281	Clara	3753	151	8		RSD	SOMA
	301	Langton	3780	63	6		SLI	SOMA
	164	Townsend	3788	11A	6		SLI	SOMA
	2727	Mariposa	4016	1	5		M-1	Mission
	229	8th St.	3730	37	4		SLR	SOMA
	685	Tennessee	3995	26	4		M-2	SOMA
	675	Tennessee	3995	27	4		M-2	SOMA
	615	Tennessee	3995	14	4		M-1	SOMA
	3121	20th St.	4084	37	4		C-M	Mission
1996	81	Lansing	3749	60	33		M-1	SOMA
	125	Gilbert	3784	95	18		SLI	SOMA
	610	Illinois	3994	12	15		M-2	SOMA
	340	1st St.	3749	14	14		RC-4	SOMA
	43	Boardman Pl.	3779	91	14		SLI	SOMA
	226	Ritch	3776	102	9		SLI	SOMA
	375	Potrero	3961	22	5		M-1	Mission
	1375	Harrison	3525	71	4		SLR	SOMA
	741	Natoma	3728	29	4		SLR	Downtown
	56	Moss	3731	154	4		RED	SOMA
	11	Brush Pl.	3755	87	4		SLR	SOMA
1995	728	Alabama	4083	6	30		M-1	Mission
	161	Gilbert	3784	95	16		SLI	SOMA
	466	Tehama	3732	115	12		RSD	SOMA
	50	Lucerne	3784	94	12		SLI	SOMA
	533	2nd St.	3774	48	10		M-1	SOMA
	751	Natoma	3728	90	8		SLR	Downtown
	755	Florida	4081	17	7		M-1	Mission

List 5A

1987-1997: LIVE/WORK PROJECTS COMPLETED
with 4 or more units

Year	Address		Block	Lot	Units	St.	Zoning	District
	55	Norfolk	3521	50	6		SLR	Mission
	1220	Folsom	3729	9	4		SLR	SOMA
1994	469	Clementina	3732	37	20		RSD	SOMA
	954	Natoma	3510	61	8		SLR	Downtown
	328	Ritch	3787	142	8		SLI	SOMA
	38	Lusk	3787	144	6		SLI	SOMA
	15	Grace	3509	25	4		SLR	Inner Sunset
	75	Sheridan	3519	80	4		SLR	SOMA
1993	20	South Park	3775	47	10		SLI	SOMA
	1489	Folsom	3519	52	9		SLR	SOMA
	375	10th St.	3519	72	8		SLR	SOMA
	65	Norfolk	3521	59	6		SLR	Mission
	83	Lafayette	3511	87	4		SLR	Mission
1992	355	Bryant	3774	75	44		SSO	SOMA
	1200	Connecticut	4324	3	10		RM-2	South Bayshore
	960	Natoma	3510	34A	4		SLR	Downtown
	485	Tehama	3732	173	4		RSD	SOMA
1991	701	Minnesota	4060	6	54		M-2	SOMA
	940	Battery	136	4A	10		C-2	Northeast
1990	461	2nd St.	3764	71	127		SSO	SOMA
	600	York	4023	6	25		M-1	Mission
	601	Minnesota	4043	12A	19		M-2	SOMA
1989	499	Alabama	3969	1	79		M-1	Mission
	300	Arkansas	4034	4	29		M-1	SOMA
	690	Potrero	4025	3B	15		M-1	Mission
	520	Hampshire	4016	1	6		M-1	Mission
1988	21	Stillman	3763	33	5		SSO	SOMA
	261	Clara	3753	41	4		RSD	SOMA
1987	800	Meade	4991	135	46		RH-2	South Bayshore
		Total Units			**1028**			

List 5B

LIVE/WORK PROJECTS IN THE PIPELINE
Projects Approved by Planning, with Permits Issued, or Under Construction with 4 or More Units as of 5/98

Address	Block	Lot	Units	Zoning	District
175 Bluxome	3785	7	96	SLI	SOMA
394 Townsend	3786	17	60	SSO	SOMA
1001 Mariposa/208 Pennsylvania	4000	25	56	M-1	SOMA
495 Minna	3725	64	54	RSO	Downtown
720 York St.	4080	1	54	M-1	Mission
1800 Bryant	3970	5	48	M-1	Mission
2147 Folsom	3573	4	40	M-1	Mission
725 Florida St.	4081	11B	28	M-1	Mission
245 5th St.	3733	110	26	C-3-S	SOMA
580 Howard	3721	21	22	C-3-O(SD)	Downtown
575 Harrison St.	3764	69	22	SSO	SOMA
340 Townsend	3786	14B	20	SSO	SOMA
999 16th St.; 49 Missouri St.	3951	1	20	M-2	SOMA
370 7th St.	3755	13	18	SLR	SOMA
701 Pennsylvania	4168	14	18	M-1	SOMA
88 Guy Pl.	3749	63	17	M-1	SOMA
70 Brady	3504	17	16	C-M	Mission
321 Langton	3788	87	16	SLI	SOMA
635 Tennessee	3995	19	16	M-2	SOMA
655 Tennessee	3995	28	16	M-2	SOMA
2501 Harrison	4147	32	16	C-M	Mission
1120 Folsom	3730	13	15	SLR	SOMA
610 Illinois	3994	12	15	M-2	SOMA
1100 Howard	3727	7	14	SLR	Downtown
221 Clara	3753	149	14	RSD	SOMA
918 Harrison	3753	149	14	RSD	SOMA
727 Florida	4081	18	13	M-1	Mission
755 Tennessee	404	11	12	M-2	SOMA
1000 Van Ness	715	5	12	RC-4	Downtown

List 5B

LIVE/WORK PROJECTS IN THE PIPELINE
Projects Approved by Planning, with Permits Issued, or Under Construction with 4 or More Units as of 5/98

Address	Block	Lot	Units	Zoning	District
646 Minna	3727	98	12	SLR	Downtown
971 Howard	3732	115	12	RSD	SOMA
2011 3rd St.	3786	17	12	SSO	SOMA
59 Rodgers	3755	68	11	SLR	SOMA
465-475 10th St.	3525	58	10	SLR	SOMA
1025 17th St.	3987	14	10	M-2	SOMA
2030 3rd St.	3995	17	10	M-2	SOMA
805 Minnesota	4107	25	10	M-2	SOMA
1099 Mississippi	4224	8A	10	M-1	SOMA
989 Folsom	3753	121	9	RSD	SOMA
2620 3rd St.	4172	16	9	NC-2	SOMA
18 Bernice	3522	78	8	SLR	South Central
20 Bernice	3522	85	8	SLR	South Central
1049 Market	3703	67	8	C-3-G	Downtown
260 Clara	3753	73	8	RSD	SOMA
3000 18th St.	4019	5	8	M-1	Mission
1568 Indiana	4318	19	8	M-2	South Bayshore
555 Natoma	3726	42	6	RED	Downtown
21 Stillman	3763	36	6	SSO	SOMA
1020 Mariposa	3987	16	6	M-2	SOMA
633 Hampshire	4025	12	6	M-1	Mission
2221 26th St.	4327A	8	6	M-1	South Bayshore
2227 26th St.	4327A	8	6	M-1	South Bayshore
2239 26th St.	4327A	8	6	M-1	South Bayshore
2257 26th St.	4327A	8	6	M-1	South Bayshore
2940 Folsom	6525	8	6	RH-2	Mission
236 Ritch	3776	92A	5	SLI	SOMA
356 12th St.	3522	77	4	SLR	South Central
1375 Harrison	3525	71	4	SLR	SOMA
2134 Folsom	3574	7	4	M-1	Mission

List 5B

LIVE/WORK PROJECTS IN THE PIPELINE
Projects Approved by Planning, with Permits Issued, or Under Construction with 4 or More Units as of 5/98

Address	Block	Lot	Units	Zoning	District
54 Harriet	3731	3	4	RSD	SOMA
725 Tehama	3729	67	4	SLR	SOMA
Total Units			1030		

ACKNOWLEDGMENTS

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1998 HOUSING INVENTORY

San Francisco Planning Department
June 1999

1998
HOUSING
INVENTORY

San Francisco Planning Department

June 1999

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INTRODUCTION

The Housing Inventory has reported changes in San Francisco's housing stock since 1967, and the current inventory is the 32nd in the series presenting activity during 1998. The Housing Inventory is a statistical report that provides data in a consistent format for analysis of housing trends and projections, including housing construction, demolition, and alterations. The report details housing production which begins with a project being reviewed by the Planning Department. If the Planning Department approves the project, the Department of Building Inspection (DBI) then reviews it and, if approved, issues a permit authorizing construction. Next, the project begins construction; when the project is finished and passes DBI's inspection, DBI issues a certificate of final completion. The Housing Inventory reports annual net gain in units citywide and by planning district. Net gain is the number of newly constructed units with certificates of final completion issued adjusted for alterations--which can add or subtract units--and demolitions. Live/work projects, condominiums, and changes in the residential hotel stock are other areas of interest covered; another section is devoted to affordable housing production and guidelines. In addition, a regional perspective is provided by listing nine-county housing construction activity. Finally, lists of major projects completed and in the pipeline are presented.

The Housing Inventory, by monitoring changes in San Francisco's housing stock, provides a basis for evaluating the San Francisco General Plan's Residence Element housing production goals and policies. Housing policy implications that may arise from the data in this report are not considered here.

Data for the Housing Inventory are obtained from the Department of Building Inspection. Other data sources are the Department of Public Works' Condominium Subdivision Office and DBI's Housing Inspection Services Division. Data for new construction dwelling units and Commission projects are obtained from Planning Department records. Information on affordable projects is provided by the Mayor's Office of Housing, San Francisco Housing Authority, and San Francisco Redevelopment Agency. The Construction Industry Research Board provides Bay Area nine-county data. The City Assessor's Office, California State Census Data Center, and project sponsors also provide data.

Copies of this and earlier reports can be obtained from the San Francisco Planning Department, Fifth floor, 1660 Mission Street, San Francisco, CA 94103-2414.

Staff contact: Charlotte Barham, phone (415) 558-6252, FAX (415) 558-6426.

KEY FINDINGS

Housing Production

- The net gain in housing (units added minus units lost) was 874 units, the most since 1994, and a 21% increase over the net gain in 1997.

- New construction held steady at 909 units; in 1996, 1997, and 1998, almost identical numbers of units were produced.

- Fewer housing units were demolished. Demolitions decreased to 54 units, an 84% reduction from 1997. In 1996 and 1997, many public housing units were razed to make way for new public and affordable housing.

- By zoning classification, 41% of new construction occurred in districts zoned for uses in addition to residential: 18% in neighborhood commercial districts, 17% in industrially zoned areas, and 6% in the South of Market use districts. By building type, almost half (49%) of new construction was in higher density structures (20 or more units).

- Far fewer units were gained through alterations than in 1997. The net gain in 1998 was only 19 units compared to 163 in 1997, when two affordable housing projects added 100 units and two live/work projects added another 74 units to the housing stock.

- Strong growth in building permit activity continued for the third year in a row--in 1998, permits were issued for 2,336 units, a 40% increase over 1997. This increase indicates that over the next one to two years, more housing units will become available.

- Live/work continues to play a large role as a housing resource in San Francisco. As of May 1999, over 3,300 live/work units were in the pipeline (under review by the Planning Department, approved by Planning, authorized for construction, or under construction). The number of live/work units actually completed in 1998, however, decreased 30% from the peak year of 1997 to 172 units.

- The Association of Bay Area Governments' forecasts point to the need for about 23,000 net new housing units by 2020 to support job growth and associated population growth. In the next decade to 2010, a particularly high rate of housing production of about 1,440 units per year is anticipated under this scenario. Between 1994 and 1998, however, the average net gain in housing units was 774, about half the amount needed to meet future growth.

Affordable Housing

- Two hundred thirty-four (234) newly constructed affordable housing units were created in 1998, a 37% decrease from 1997.

- Most (71% or 115 units) were built to meet the needs of very low income households.

- Almost half of the 234 units were for families, but the most units for seniors since 1994 were created--84 units or 36% of the 1998 affordable housing new construction total.

Planning District Changes

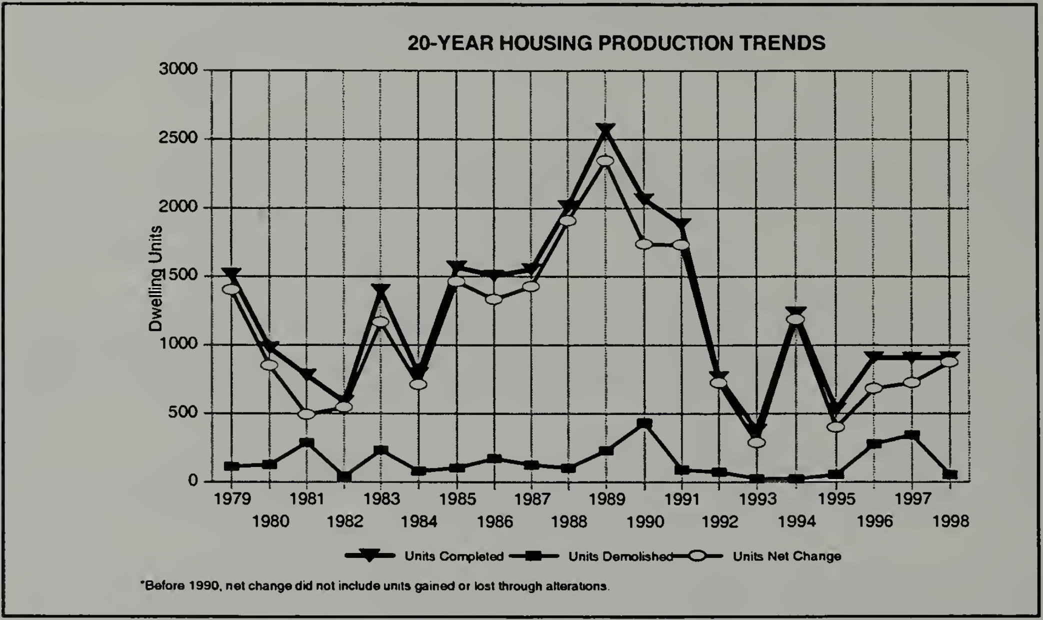
- The Western Addition added the most new housing units (271 or 30% of the citywide total) as two large projects were completed, Hayes Valley North and Coventry Park (1550 Sutter Street).

- South of Market gained the second most new units in 1998 with 140 units. This number is sharply lower than the 417 units completed in 1997, but closer to the 190 units completed there in 1996.

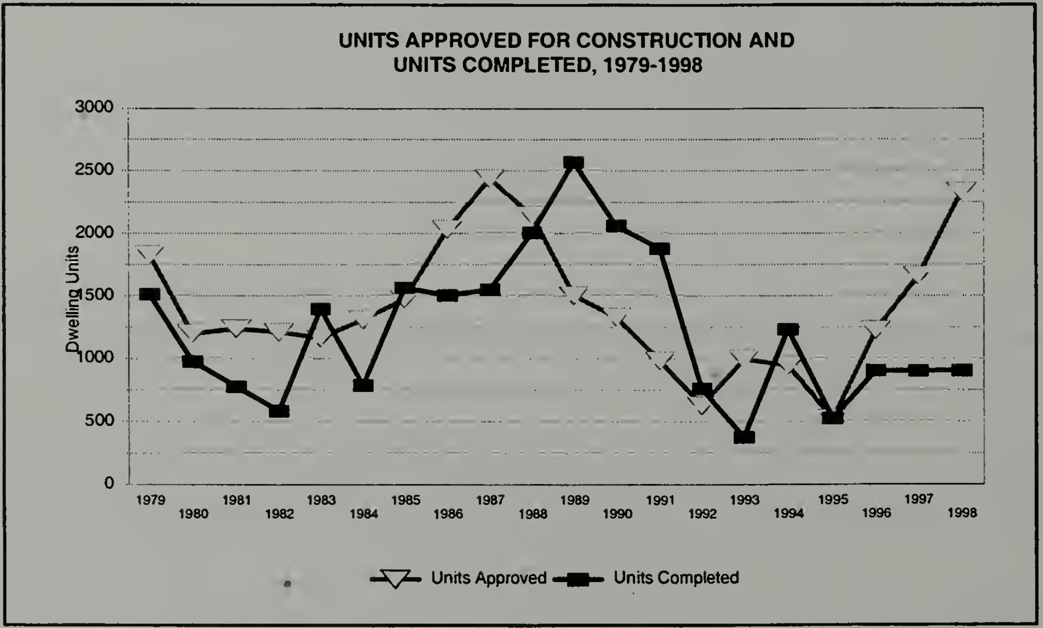
HOUSING PRODUCTION TRENDS

TWENTY-YEAR OVERVIEW

Twenty-year trend lines for housing production are shown in Graph 1 below for units completed, units demolished, and net change. The numbers of units completed and units approved from 1979 through 1998 are shown in Graph 2 below.



Graph 1



Graph 2

In 1998, the net gain in units was 874, a 21% increase over 1997 (unit net gain is the number of units newly constructed adjusted for alterations--which can add or subtract units--and demolitions). This increase happened because even though units gained through new construction remained steady at 909 units, the number of units demolished decreased by 84% to 54. The decrease in demolitions occurred after two years, 1996 and 1997, in which many public housing units were razed. The net gain of units through alterations also showed a large decrease (88%) as far fewer units were gained through alterations. The number of units in residential projects with building permits issued, however, showed a 40% increase over 1997 to equal 2,336 units.

TABLE 1
SAN FRANCISCO HOUSING TRENDS, 1979-1998

Year	Units Approved/ Bld. Permits	Units Completed New Const.	Units Demolished	Net Gain or Loss by Alterations	Net Change *
1979	1,833	1,516	114	0	1,402
1980	1,202	980	128	0	852
1981	1,242	780	288	0	492
1982	1,215	589	42	0	547
1983	1,167	1,400	233	0	1,167
1984	1,313	790	79	0	711
1985	1,479	1,568	105	0	1,463
1986	2,037	1,507	173	0	1,334
1987	2,442	1,553	127	0	1,426
1988	2,148	2,011	104	0	1,907
1989	1,508	2,573	228	0	2,345
1990	1,332	2,065	433	105	1,737
1991	987	1,882	90	(60)	1,732
1992	629	767	76	34	725
1993	1,001	379	26	(65)	288
1994	948	1,234	25	(23)	1,186
1995	525	532	55	(76)	401
1996	1,228	909	278	52	683
1997	1,666	906	344	163	725
1998	**2,336**	**909**	**54**	**19**	**874**
Total	**28,238**	**24,850**	**3,002**	**149**	**21,997**

* Net change is units legally completed minus units demolished. Beginning in 1990, the net change also includes units gained or lost by alteration permits. Illegal conversions or residential hotel unit conversions are not included.

HOUSING PRODUCTION INDICATORS

Housing production moves through the following process: a project is reviewed and, if in order, is approved and then authorized for construction. Once construction is finished and the project passes inspection by the Department of Building Inspection (DBI), it is issued a certificate of final completion by DBI. The Housing Inventory reports those units in projects with certificates of final completion issued to them as adding to San Francisco's housing stock.

1.

Units Under Planning Department Review and Units Approved by Planning

For most major projects, Planning review is the first step in the permit process. The amount and type of projects under Planning review are indicators of current interest and future housing production (over approximately the next one to two years). Usually only major projects require special Planning permits such as conditional use or environmental review. If approved, the project can move on to the next step in the production process.

2.

Units Authorized for Construction

The Department of Building Inspection reviews and if approved issues building permits to projects which become "authorized for construction." Projects with building permits generally start construction within 90 days from the date the permit is issued. Start of construction may be delayed for up to a year; if the permit is not picked up or acted on, the permit may expire or be canceled. The number of units authorized for construction is a key indicator of future housing construction.

3.

Units Under Construction

This indicator reports major projects under construction. It reflects current construction activity and signals projects to be completed.

4.

Units Certified Complete

Certificates of Final Completion (CFC) are issued by DBI building inspectors to projects determined to be completed. Units certified complete are the total number of units within projects certified complete. Units certified complete is an indicator of changes to the City's housing supply resulting from units gained or lost from new construction, alterations, and demolitions.

Housing production is measured in terms of units rather than projects because the number of units in a project varies. Not all projects reviewed or approved are built. A project application may be withdrawn, disapproved, revised, or it may expire if for example a project is not financed. Housing production is also affected by changes in market conditions and the economy. However, once building construction starts, a project is usually completed in one to two years, depending on project size.

The next sections detail the four key housing indicators described above. In 1998, 909 units were certified complete by DBI. A total of 2,336 units were authorized for construction (i.e., with building permits issued) in 1998. Major projects authorized in 1998 and previous years that are under construction include 787 units in major market-rate projects, and 697 units in major affordable housing projects. About 1,720 units in 40 major projects were approved by the Planning Department in 1998. As of May 1, 1999, there were about 3,500 units in 57 major projects under Planning Department review.

Units Certified Complete

For 1998, newly constructed units totaled 909, three units more than were newly constructed in 1997. Affordable units comprised 26% or 234 of these units. Most of these units (70%) were in buildings with 10 or more units while in 1997 57% were in such buildings. The five-year period between 1994 and 1998 averaged 898 newly constructed units per year compared to 1,533 units per year for the previous five-year period of 1989 to 1993. The most units newly built in one year in the last twenty years was in 1989 (2,573 units completed) and the fewest units were built in 1993 (379 units). A total of 9,583 units have been newly constructed since 1990.

Major market-rate projects completed in 1998 included 169 units for seniors at 1550 Sutter Street (of which 34 units are inclusionary affordable units), 38 units at 301 Bryant/500 Delancey Street, 33 units at 3600 Fillmore Street, 33 units at 1444 Green Street, and 28 units at 5810 Mission. Major affordable projects completed in 1998 included 85 units in Hayes Valley North, 50 units of senior housing at 670-672 Valencia Street, 30 units at 1010 South Van Ness Avenue, and 24 units at 980 Howard Street. Units gained through alterations included 49 live/work units in three projects. In 1998, 54 units were demolished.

Units Authorized for Construction and Units Under Construction

In 1998, the total number of units authorized for construction (i.e., with building permits issued) was 2,336, a 40% increase over 1997. The 1998 number is close to the peak reached during the last twenty years of 2,442 units in 1987. The robust economy continues to fuel housing production.

The number of units authorized for construction since 1994 is summarized in Table 2 below. Major projects authorized for construction in 1998 are described in List 2A beginning on page 55.

Major market-rate projects authorized for construction in 1998 that also started construction in 1998 included 130 units at 201 Brannan Street, 106 units at 988 Fulton Street, and 92 units at 246 2nd Street. Major projects authorized in earlier years that are still under construction (as of May 1999) include 233 units at 88 King Street and 226 units at 388 Beale Street.

Major affordable projects that are under construction include 193 units at Yerba Buena Plaza East, 160 units at Bernal Dwellings, 148 units at 222 Schwerin Street, 104 units at McAllister Mews (McAllister/Fillmore), and 92 units at 150 Britton Street/1250 Sunnydale.

TABLE 2
UNITS AUTHORIZED FOR CONSTRUCTION BY DBI

Year	Units Authorized by Building Type					Total Projects
	Single	2 units	3-4 units	5+ units	**Total**	
1998	**178**	**180**	**99**	**1879**	**2,336**	**401**
1997	217	80	73	1296	**1,666**	322
1996	170	168	77	813	**1,228**	315
1995	106	64	121	224	**515**	194
1994	107	92	38	711	**948**	201

Units Approved by Planning and Units Under Planning Review

In 1998, the number of units in major projects approved by the Planning Department increased 17% from 1997 to about 1,720 units in 40 projects. These projects include 238 affordable units at 1045 Mission Street, 148 affordable units at 222 Schwerin Street, 144 senior units at 600 Van Ness, and 102 units at 175 Bluxome Street. A list of major projects approved by the Planning Department in 1998 is on page 65. They are separately categorized as affordable, market rate, or live/work projects.

The number of units in projects under Planning Department review (List 3A, page 60) continues to grow. As of May 1, 1999, there were about 3,500 units in 57 major projects under review. As of May 1, 1998, about 2,500 units in 57 projects were under review. This substantial increase in activity has been spurred by the region's continuing strong economy. The current demand for housing in San Francisco is much greater than the supply, with vacancy rates of about 1%.

The projects in List 3A, page 60, are major projects which require special Planning review such as conditional use, environmental review, or variance. The list does not include projects requiring only a building permit or major projects which have not filed for formal Planning review.

The substantial number of units approved or under review by the Planning Department indicate that in the next one to two years San Francisco's housing stock should noticeably increase.

SAN FRANCISCO'S HOUSING SUPPLY

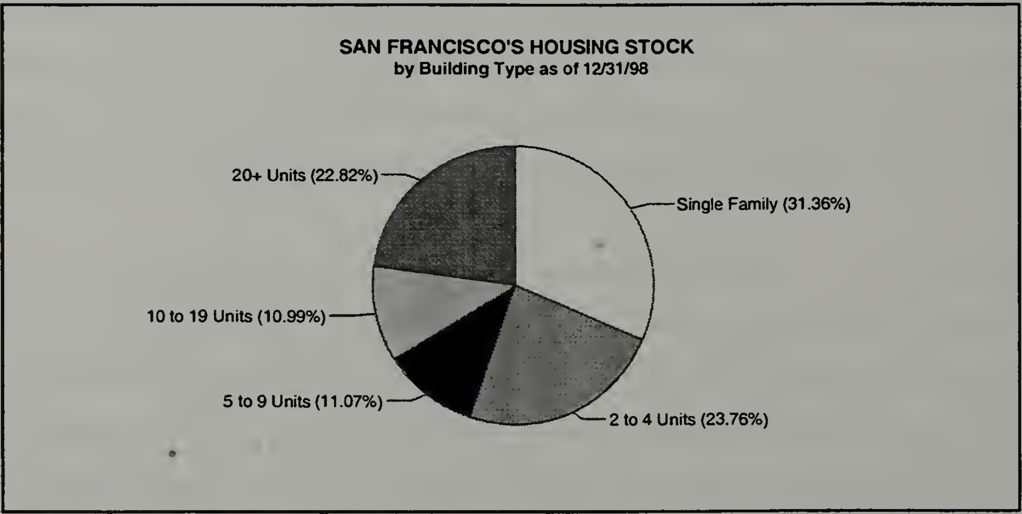
New construction, alterations, and demolitions change the City's housing supply. The annual net gain is the sum of units completed from new construction and alterations minus units lost from demolition and alterations. The housing stock had a net gain of 874 units in 1998, an increase of 149 units or 21% over 1997. The City's net gain since 1990 is 8,351 units, 68% of which are in buildings with 20 or more units. This net gain is comprised of 9,583 newly constructed units, 373 units gained through alterations, 1,381 units demolished (the vast majority of them public housing units razed in 1990, 1996, and 1997), and 224 units lost through alterations. Net gain from 1990 to 1998 shown in Table 3 below (8,259 units) does not include 92 units for which the building type is unknown.

Net gain by planning district is reported in Table 24, beginning on page 33. Table 3 and Graph 3 below illustrate San Francisco's housing stock by building type. The City's housing stock is approximately equally divided into one-third single family homes, one-third moderate density buildings (two to nine units), and one-third higher density structures (ten or more units).

TABLE 3
SAN FRANCISCO HOUSING STOCK by BUILDING TYPE
as of December 31, 1998

	Single Family	2-4 Units	5-9 Units	10-19 Units	20+ Units	Total Units
1990 Base Census	105,263	78,889	36,981	36,211	71,127	328,471
Net Gain 1990 to 1998	337	1,120	292	804	5,706	8,259
Total Units	**105,600**	**80,009**	**37,273**	**37,015**	**76,833**	**336,730**

Graph 3



DEMOLITION AND ALTERATION OF HOUSING UNITS

Residential Demolitions

In 1998, 54 residential units were demolished, an 84% decrease from 1997. The decrease is attributable to a reduction in public housing demolitions. In 1996 and 1997, most of the 622 units demolished were public housing, clearing the ground for new public and affordable housing to be built. Citywide trends in residential demolition activity are reported in Graph 1 and Table 1 on pages 4 and 5 respectively.

Table 4 below details residential demolition by building type for the five years since 1994. Table 5 reports demolition by zoning classification for 1998.

TABLE 4
UNITS DEMOLISHED BY BUILDING TYPE, 1994-1998

Year	Number of Buildings	Units by Building Type				
		Single	2 units	3 - 4 units	5+ units	Total
1998	**49**	**36**	**12**	**6**	**0**	**54**
1997	50	29	10	3	302	344
1996	54	31	10	4	233	278
1995	39	33	2	13	7	55
1994	17	14	4	0	7	25

TABLE 5
1998: RESIDENTIAL UNITS DEMOLISHED by ZONING DISTRICT

Zoning	Buildings Demolished	Units Demolished		Total Units Demolished	
		Single Family	Multi-Family	Number	Percent
C-2	1	0	0	0	0%
C-3-G	2	0	0	0	0%
NC-1	1	0	-2	-2	4%
NC-2	1	-1	0	-1	2%
NC-3	1	-1	0	-1	2%
OUTER CLEM	1	-1	0	-1	2%
RC-4	1	0	0	0	0%
RH-1	7	-7	0	-7	13%
RH-1(D)	1	-1	0	-1	2%
RH-2	24	-18	-10	-28	52%
RH-3	3	-3	0	-3	6%
RM-1	6	-4	-6	-10	19%
TOTAL	49	-36	-18	-54	100%

Alterations and Conversions

The vast majority of building permits issued are for residential alterations. Most alteration permits are for improvements within existing buildings or dwelling units. Some alterations expand the building envelope without increasing the number of units in the building. This report examines alterations where dwelling units are either gained or lost from San Francisco's housing stock.

Dwelling units are **lost** by merging small units into larger units, by conversion to commercial use, or by City code abatement. In 1998, 74 units were eliminated by alteration permits. Of these, 40 units were eliminated by City code enforcement and 34 units by merger alterations.

Dwelling units are **gained** by horizontal and vertical additions, conversions to residential use, and legalization of illegal units. In 1998, 93 units were gained by alteration permits, a 63% decrease from the number gained in 1997, when two affordable housing projects added 100 units and two live/work projects added another 74 units to the housing stock. The majority of alterations add a single unit. However, in 1998, three live/work conversion projects added a total of 49 units: 465 10th Street (18 units), 540 Delancey Street (16 units), and 1116 Folsom Street (15 units).

The 1998 **net change** from alteration permits was a gain of 19 units (93 units added and 74 units lost). This is a substantial decrease from 1997's net gain of 163 units which was the largest gain since units added or lost began to be tracked in 1990.

TABLE 6
UNITS ADDED OR ELIMINATED THROUGH ALTERATION PERMITS, 1994-1998

Year	Units Added	Units Eliminated	Net Change
1994	33	56	-23
1995	62	138	-76
1996	147	95	52
1997	248	85	163
1998	**93**	**74**	**19**
Total	583	448	135

TABLE 7
UNITS LOST THROUGH ALTERATION AND DEMOLITION, 1994-1998

Year	Alterations			Demolition	Total Units Lost
	Illegal Units Removed	Units Merged into Larger Units	Units Converted	Units Demolished	
1998	**40**	**34**	**0**	**54**	**128**
1997	60	20	5	344	429
1996	60	35	0	278	373
1995	82	51	6	55	197
1994	37	19	0	25	81
Total	279	159	11	756	1,208

HOUSING CHARACTERISTICS

Types of Buildings

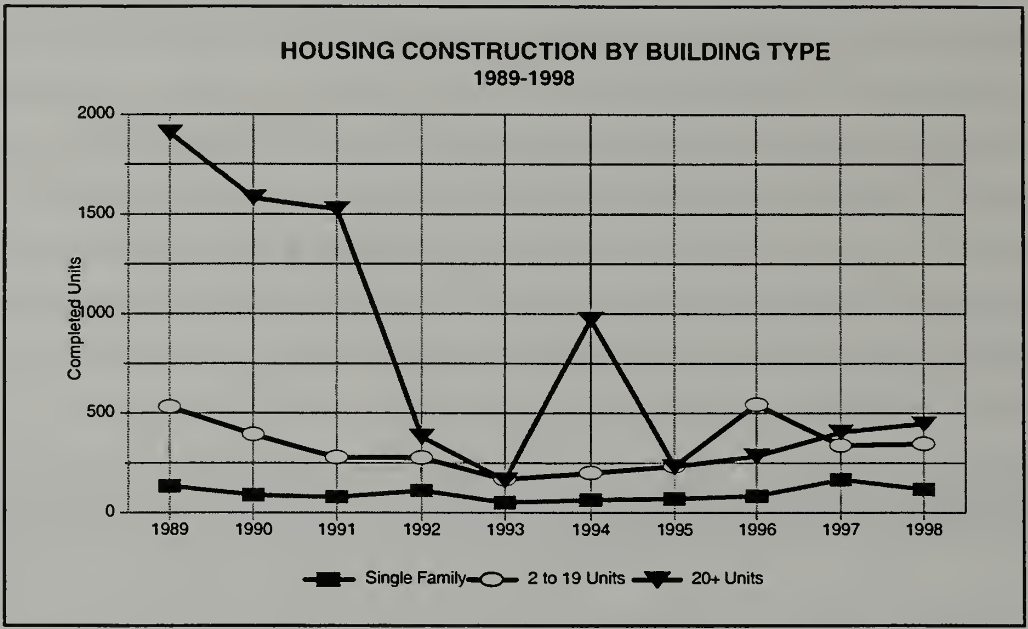
San Francisco's current housing stock is approximately equally divided into one-third single family homes, one-third moderate density buildings (two to nine units), and one-third higher density structures (ten or more units). The housing stock distribution is slowly moving toward a larger percentage of higher density buildings. Between 1989 and 1998 (see Table 8), 15% of new construction was of units in single-family and two-unit buildings, compared to 65% of new units being in buildings with 20 or more units. In 1998, 70% of newly constructed units were built in higher density buildings, compared to 57% in 1997, while fewer single-family units and units in moderate density buildings were added.

TABLE 8
NEW CONSTRUCTION UNITS COMPLETED BY BUILDING TYPE, 1989-1998

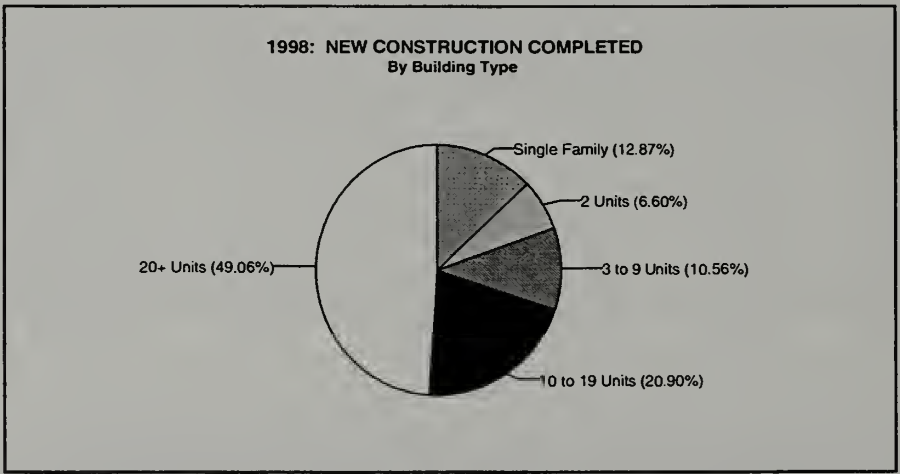
Year	Single Family	2 Units	3 to 9 Units	10 to 19 Units	20 or More Units	TOTAL UNITS
1989	133	122	252	158	1,908	2,573
1990	89	48	190	156	1,582	2,065
1991	79	62	129	87	1,525	1,882
1992	111	100	96	79	381	767
1993	51	74	56	36	162	379
1994	63	62	121	16	972	1,234
1995	69	54	89	89	231	532
1996	84	142	159	241	283	909
1997	165	100	127	110	404	906
1998	**117**	**60**	**96**	**190**	**446**	**909**
Total	961	824	1,315	1,162	7,894	12,156
Percent	8%	7%	10%	10%	65%	100%

Graph 4 on the next page also shows that many of the units newly constructed during the last ten years were in buildings of 20 or more units. In the early 1990s, overall housing production declined along with the decline in the number of large market rate projects completed. The increase in 1994 can be attributed to the completion of several large affordable housing projects. Construction of units in large multi-unit projects peaked between 1989 and 1991 when large mixed-use residential developments were completed in San Francisco redevelopment areas and in mixed-use commercial districts. Fewer single-family homes were built in 1998 compared to 1997 (a 29% decrease), while the number of units in the higher density buidlings increased by 24%. Almost half of all new

construction completed in 1998 was in the highest density buildings, those with 20 or more units, as illustrated in Graph 5 below.



Graph 4



Graph 5

Unit Size

Unit size data indicate the kinds of households served by new housing construction (e.g. small units for single persons and three bedroom units for larger family households). Many dwelling units in San Francisco are relatively small. The 1990 census reported that 44% of units were studios or one bedrooms; 31% were two bedroom units; and only 25% were three or more bedroom units

(Table 10). Past Housing Inventories also have reported new construction by number of bedrooms; however, since 1997, the Planning Department has stopped recording such data.

Since new data are no longer available, below is a summary table of new construction built by number of bedrooms between 1990 and 1996 (except for 1993 when unit-size data were not recorded; 1990 data were included because the census occurred in April 1990 and so two-thirds of the year remained for units to be built). These data show a similar distribution to the base 1990 data. Many of the new units built (43%) were smaller, studios or one bedrooms.

TABLE 9
1990-1996: NEW CONSTRUCTION BY NUMBER OF BEDROOMS

Size of Unit	Units	Percent
Studio*	1,461	20%
One bedroom	1,662	23%
Two bedrooms	2,314	32%
Three bedrooms	1,331	18%
Four or more bedrooms	278	4%
Unknown	304	4%
Total	7,350	100%

*Includes live/work units.

TABLE 10
1990 BASE: HOUSING STOCK BY NUMBER OF BEDROOMS

Size of Unit	Total Units	Percent
Studios	49,178	15%
One bedroom	94,522	29%
Two bedrooms	102,964	31%
Three bedrooms	59,387	18%
Four or more bedrooms	22,420	7%
Total	328,471	100%

Source: 1990 census

NEW CONSTRUCTION BY ZONING CLASSIFICATION

TABLE 11 1998: NEW CONSTRUCTION BY ZONING CLASSIFICATION				
Zoning	**Description**	**Bldgs**	**Units**	**% of Units**
C-3-S	DOWNTOWN SUPPORT	1	2	0%
M-1	LIGHT INDUSTRIAL	38	100	11%
M-2	HEAVY INDUSTRIAL	4	54	6%
NC-2	NEIGHBORHOOD COMMERCIAL, SMALL SCALE	2	34	4%
NC-3	NEIGHBORHOOD COMMERCIAL, MODERATE SCALE	5	19	2%
NC-S	NEIGHBORHOOD COMMERCIAL, SHOPPING CENTER	9	9	1%
POLK	POLK STREET NEIGHBORHOOD COMMERCIAL	2	49	5%
RED	SOUTH OF MARKET RESIDENTIAL ENCLAVE	1	3	0%
RH-1	RESIDENTIAL- HOUSE, ONE FAMILY	53	53	6%
RH-1(D)	RESIDENTIAL- HOUSE, ONE FAMILY- DETACHED	3	3	0%
RH-2	RESIDENTIAL- HOUSE, TWO FAMILY	33	57	6%
RH-3	RESIDENTIAL- HOUSE, THREE FAMILY	14	33	4%
RM-1	RESIDENTIAL- MIXED, LOW DENSITY	10	39	4%
RM-2	RESIDENTIAL- MIXED, MODERATE DENSITY	11	145	16%
RM-3	RESIDENTIAL- MIXED, MEDIUM DENSITY	1	33	4%
RM-4	RESIDENTIAL- MIXED, HIGH DENSITY	1	169	19%
RSD	SOMA RESIDENTIAL- SERVICE	3	33	4%
SLR	SOMA SERVICE- LIGHT INDUSTRIAL-RESIDENTIAL	2	20	2%
UPR MARKET	UPPER MARKET STREET NEIGHBORHOOD COMMERCIAL	1	4	0%
VALENCIA	VALENCIA STREET NEIGHBORHOOD COMMERCIAL	2	50	6%
	TOTAL	196	909	100%

Note: Although live/work is considered a commercial use for some regulatory purposes, it is included here as a housing resource.

LIVE/WORK PROJECTS

This section provides a brief summary of live/work construction in response to the Planning Commission's request for and general public's interest in this information.

Live/work units combine an open area for working with an area for cooking and living and a loft space for sleeping. Because live/work units also serve as housing units, the Housing Inventory includes them in the overall housing unit totals even though under the Planning Code live/work units are a commercial use. Live/work units are also included in housing counts done by the Bureau of the Census and California State Department of Finance.

Over 1,300 live/work units have been created in San Francisco since 1987. In 1998, 172 live/work units were built, accounting for 20% of the construction net gain. This number includes units gained through alterations. Most of these units are market-rate. Fewer live/work units (a 30% decrease) were created in 1998 than in 1997. Live/work construction, however, continues to be popular in the City as over 3,300 live/work units are in the pipeline (under review by the Planning Department, approved by Planning, authorized for construction, or under construction) as of May 1, 1999.

Most of the early live/work projects were conversions from industrial/commercial buildings but in recent years construction of new live/work units has surged, peaking in 1997. Project size varies from single accessory live/work units to large projects with 40 or more units. Most of the new live/work projects are wood-frame construction on in-fill sites in the South of Market planning district (which includes Potrero Hill, see map on page 31) and in the Mission planning district which includes the Northeast Mission Industrial Zone (see Table 12 on page 19).

To help illustrate live/work's place in San Francisco's housing stock, units in live/work and other market-rate projects with ten or more units have been compared using three indicators: density (number of units per acre), sales price, and overall adaptability of use. The density data are from 1998 and the sales price information from 1996 and 1997 (the years for which complete data are available).

- **Density:** The average density of live/work units was 75 units per acre (with a high of 130 units per acre and a low of 42 units per acre) while the average for other market-rate projects was 128 units (with a high of 389 units and a low of 57 units). These calculations include the entire lot area of the project.
- **Sales price:** The average building square footage for live/work units was 1,160 square feet compared to 1,067 square feet for other market-rate units. The median sales price for live/work was $270,000, 5.9% higher than the median price of $255,000 for other market-rate

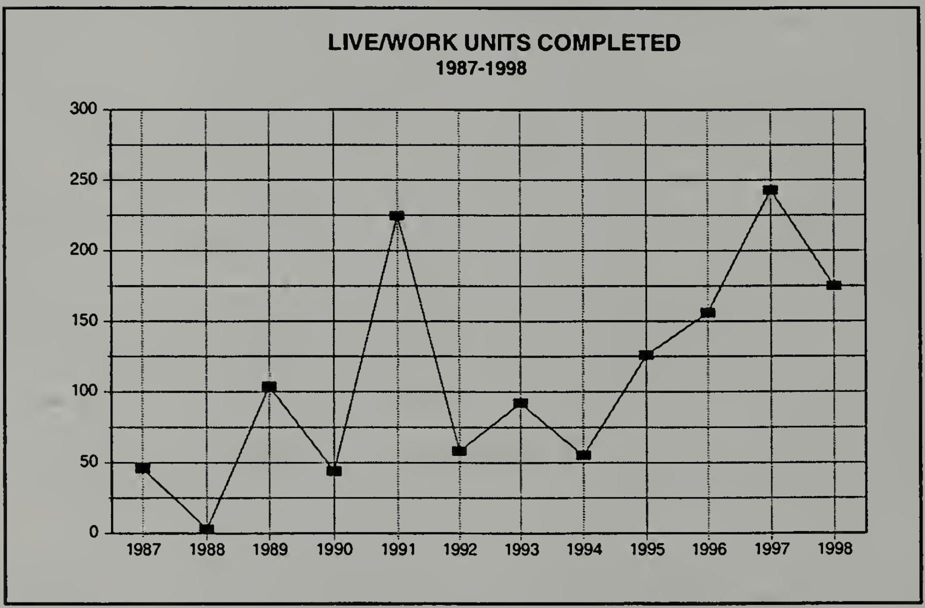
units. The live/work median sales price placed a live/work unit out of the reach of a three-person moderate income household (120% of median income as defined by HUD) which according to HUD in 1997 could pay a maximum sales price of $227,757.

- **Adaptability:** Live/work units usually have open floor plans with lofts for sleeping. Other housing unit types range from studios to multiple bedroom units which can provide greater flexibility in accommodating larger households and households of unrelated individuals.

These indicators point to live/work's being a lower density housing resource that can most readily meet the needs of small households with incomes substantially above median.

The data base for live/work projects has been recently revised and updated using records from both the Planning Department and Department of Building Inspection. Therefore, the numbers from previous Housing Inventories are now superseded by these updated data.

Completed live/work projects with four or more units (1987-1998) are in List 5A on page 69; projects in the pipeline (under review by the Planning Department, approved by Planning, with permits issued, or under construction) are in List 5B, page 72.



Graph 6

Graph 6 shows the number of live/work units completed between 1987 and 1998. Table 12 on the next page indicates that 72% (960) of completed live/work units are located in the South of Market mixed-use district (see map on page 31). The Mission district follows with 16% or 211 live/work units. Of the proposed live/work units, 73% are to be located in the South of Market district and 15% in the Mission. In terms of zoning, as shown in Table 13 on the next page, most completed live/work units are located in M-1; the South of Market districts SLI, SLR, and SSO; and M-2. Projects in the pipeline are concentrated in the SLI, M-1, M-2, and SLR districts.

TABLE 12 LIVE/WORK UNITS by Planning District		
District	Completed* 1987-1998	In the Pipeline**
Bernal Heights	1	0
Buena Vista	0	1
Central	8	4
Downtown	47	185
Inner Sunset	10	0
Mission	211	495
Northeast	11	23
South Bayshore	46	170
South Central	33	12
South of Market	960	2,452
Western Addition	0	7
Total	**1,327**	**3,349**

TABLE 13 LIVE/WORK UNITS by ZONING					
Zoning	Completed* 1987-1998	In the Pipeline**	Zoning	Completed* 1987-1998	In the Pipeline**
C-1/M-1	0	54	RED	11	40
C-2	11	23	RH-2	55	24
C-3-G	0	58	RH-3	0	2
C-3-O	0	33	RM-1	0	14
C-3-O(SD)	0	23	RM-2	0	1
C-3-S	2	54	RM-2/M-1	0	10
C-M	21	19	RSD	46	221
HAYES	0	3	SLI	269	874
M-1	337	869	SLR	187	307
M-2	163	474	SLR/RED	0	13
M-2(MB)	0	15	SPD	10	1
NC-2	1	11	SSO	171	152
NC-3	0	22	24TH-NOE	0	3
RC-4	43	29			
TOTAL COMPLETED UNITS = 1,327 TOTAL UNITS IN THE PIPELINE = 3,349					

* Includes legalized and new units constructed.
** Includes units under Planning Department review, approved by Planning, with permits issued, or under construction as of May 1999.

CONDOMINIUMS

New Construction

The 1990 census indicates that 65% of households in San Francisco rent their homes and 35% own their residences; nationwide, these percentages are reversed. Since the 1980 census, the number of owner-occupied units has increased slightly from 33%, mainly because of the increase in the number of large multi-unit condominiums and owner-occupied flats built during the 1980s.

Table 14 reports new condominiums recorded by the Department of Public Work's Condominium Subdivision Office. Annual totals of condominiums recorded do not directly correlate with annual units completed because recordation in any given year may be of projects not yet completed or of projects completed in a previous year. The data indicate that condominium construction is like all real estate subject to market forces and varies from year to year. New condominium activity peaked in 1991 and 1992 and has decreased since then. In 1998, 594 condominiums were recorded by DPW, a 6% increase over 1997. This number includes live/work condominiums recorded. Nearly 43% of the units recorded were in buildings with 20 or more units.

Major new rental and condominium projects completed within the last five years are in List 1A beginning on page 46. Large multi-unit developments generally file for condominium subdivision even though the units may initially be offered for rent.

TABLE 14
CONDOMINIUMS RECORDED by DPW
1989-1998

Year	Units
1998	**594**
1997	563
1996	608
1995	515
1994	363
1993	487
1992	1,400
1991	1,251
1990	768
1989	704
Total	7,253

TABLE 15
CONDOMINIUMS RECORDED by TYPE
1998

Building Type	Units
2 units	40
3-4 units	64
5-9 units	84
10-19 units	151
20+ units	255
Total	594

Source: Department of Public Works, Bureau of Street Use and Mapping

Condominium Conversions

The Condominium Conversion Ordinance is administered by the Department of Public Works, Bureau of Engineering, Condominium Subdivision Office. Since 1983 the Condominium Conversion Ordinance has limited conversions of units from rental to condominium to 200 units per year and to buildings with six or less units. More than 200 units may be recorded in a given year because units approved in a previous year may be recorded in a subsequent year.

The number of units approved under the Ordinance is shown in Table 16. Most (62%) of the condominium conversions were in buildings with four to six units.

TABLE 16
CONDOMINIUM CONVERSIONS RECORDED by DPW
1989-1998

Year	Units
1998	**263**
1997	368
1996	329
1995	280
1994	305
1993	270
1992	229
1990	129
1989	117
Total	2,290

Source: Department of Public Works, Bureau of Street Use and Mapping

TABLE 17
CONDOMINIUM CONVERSIONS RECORDED by BUILDING TYPE
1998

Building Type	Units
2 units	40
3 units	60
4 units	53
5-6 units	110
Total	263

RESIDENTIAL HOTELS

This section reports the stock of residential hotels subject to the Residential Hotel Conversion Ordinance (RHC). The RHC is administered by the Department of Building Inspection, Housing Inspection Services Division. This ordinance preserves the stock of residential hotels and regulates the conversion of residential hotel units to commercial use.

The table below reports the number of residential hotel buildings operated by for-profit and non-profit sponsors. The number of residential hotel units may change due to conversions, demolitions, reclassification, or data corrections. In 1998, the total number of residential hotel units was 19,786, 36 units less than recorded in 1997. Between 1994 and 1998, there was a net loss of 110 residential hotel rooms.

TABLE 18
CHANGES IN RESIDENTIAL HOTEL STOCK
1994-1998

	FOR PROFIT RESIDENTIAL HOTELS			NON-PROFIT RESIDENT. HOTELS		TOTAL RESIDENT. HOTEL ROOMS	
Year	No. of Buildings	Resident. Rooms	Tourist Rooms	No. of Buildings	Resident. Rooms	No. of Buildings	Resident. Rooms
1998	**522**	**18,096**	**4,250**	**43**	**1,690**	**565**	**19,786**
1997	515	18,132	4,309	43	1,690	558	19,822
1996	501	18,077	4,293	43	1,690	544	19,767
1995	496	18,415	4,457	36	1,481	532	19,896
1994	496	18,415	4,501	36	1,481	532	19,896

Source: Department of Building Inspection, Housing Inspection Services Division

AFFORDABLE HOUSING

Standards and Definitions of Affordability

Affordable housing is housing either rented or owned at prices households with low- to moderate-incomes can afford. Housing and Urban Development (HUD) determines the thresholds by household size for these incomes for the San Francisco Primary Statistical Area (PMSA). The PMSA includes San Francisco, Marin, and San Mateo counties. Below are the standard definitions for housing affordability by income level.

- **Extremely low income**: Units affordable to households with incomes at or below 25% to 35% of the HUD median income for the San Francisco PMSA.
- **Very low income**: Units affordable to households with incomes at or below 50% of the HUD median income for the San Francisco PMSA.
- **Lower income:** Units affordable to households with incomes at or below 60% of the HUD median income for the San Francisco PMSA.
- **Low income:** Units affordable to households with incomes at or below 80% of the HUD median income for the San Francisco PMSA.
- **Moderate income:** Units affordable to households with incomes at or below 120% of the HUD median income for the San Francisco PMSA.
- **Market rate:** Units at prevailing prices without any affordability requirements. Market rate units generally exceed rental or ownership affordability levels, although some small market-rate units may be priced at levels which are affordable to moderate income households.

The tables on pages 25 and 26 show the incomes and prices for affordable rental and ownership units based on 1998 HUD income limits. Housing affordability is calculated as follows:

Affordable rental unit: A unit for which rent equals 30% of the income of a household with an income at or below 80% of the HUD median income for the San Francisco PMSA, utilities included in rent payments.

Affordable ownership unit: A unit for which the mortgage payments, PMI (principal mortgage insurance), property taxes, homeowners dues and insurance equal 33% of the gross monthly income of a household earning between 80% and 120% of the San Francisco PMSA median income, assuming a 10% down payment and a 30-year 7% fixed rate loan.

Inclusionary Affordable Housing Program units are rental units for households earning up to 60% of the HUD median income, or ownership units for first-time home buyer households with incomes from 60% to 100% of the HUD median income.

Rents for affordable rental units or prices for ownership units may vary depending on household and unit size, funding, and program affordability. Consult with the Mayor's Office of Housing for variations from these affordability guidelines and for affordability levels for households with more than four persons.

TABLE 19
1998
RENTAL
AFFORDABLE HOUSING GUIDELINES
INCOME LEVELS AND MONTHLY PAYMENTS
by Household Size

	Household Size	Average Unit Size	Maximum Annual Income	Monthly Rent
Extremely Low (25% of HUD median income)	1	Studio	$12,000	$300
	2	1 Br	$13,700	$342
	3	2 Br	$15,450	$386
	4	3 Br	$17,150	$429
Very Low Income (50% of HUD median income)	1	Studio	$24,000	$600
	2	1 Br	$27,450	$686
	3	2 Br	$30,850	$771
	4	3 Br	$34,300	$857
Lower Income (60% of HUD median income)	1	Studio	$28,800	$720
	2	1 Br	$32,950	$824
	3	2 Br	$37,050	$926
	4	3 Br	$41,160	$1,029
Low Income (80% of HUD median income)	1	Studio	$38,400	$960
	2	1 Br	$43,900	$1,097
	3	2 Br	$49,400	$1,235
	4	3 Br	$54,900	$1,373

Note: Incomes are based on **1998 HUD Median Income Limits** for the San Francisco PMSA, which includes San Francisco, Marin, and San Mateo counties. Rents are calculated based on 30% of monthly income.

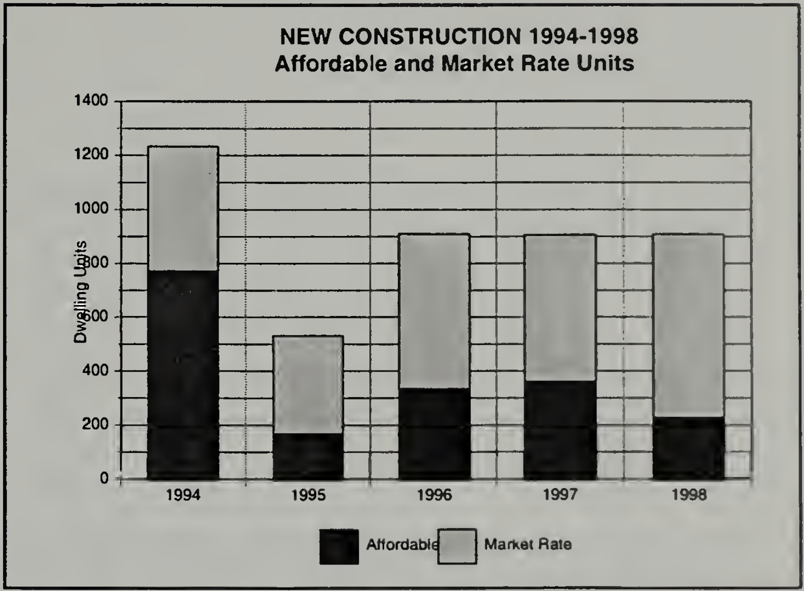
TABLE 20 1998 HOME-OWNERSHIP AFFORDABLE HOUSING GUIDELINES INCOME LEVELS AND MONTHLY PAYMENTS by Household Size					
	House-hold Size	**Average Unit Size**	**Maximum Annual Income**	**Monthly Housing Expense**	**Maximum Purchase Price**
Lower Income (60% of HUD median income)	1	Studio	$28,800	$792	$92,397
	2	1 Br	$32,950	$906	$108,569
	3	2 Br	$37,050	$1,019	$124,547
	4	3 Br	$41,160	$1,132	$140,563
Low Income (80% of HUD median income)	1	Studio	$38,400	$1,056	$129,807
	2	1 Br	$43,900	$1,207	$151,240
	3	2 Br	$49,400	$1,358	$172,673
	4	3 Br	$54,900	$1,510	$194,106
Median Income (100% of HUD median income)	1	Studio	$48,000	$1,320	$167,217
	2	1 Br	$54,900	$1,510	$194,106
	3	2 Br	$61,750	$1,698	$220,799
	4	3 Br	$68,600	$1,886	$247,493
Moderate Income (120% of HUD median income)	1	Studio	$57,600	$1,584	$204,627
	2	1 Br	$65,850	$1,811	$236,776
	3	2 Br	$74,100	$2,038	$268,925
	4	3 Br	$82,300	$2,263	$300,880

Note: Incomes are based on **1998 HUD Median Income Limits** for the San Francisco PMSA, which includes San Francisco, Marin, and San Mateo counties. Monthly housing expenses are based on 33% of gross monthly income.

New Affordable Housing Construction

This section summarizes affordable housing production compared to overall construction. It does not include affordable units that result from acquiring and rehabilitating residential buildings by nonprofit housing organizations; these units are covered in the next section.

In 1998, 234 new affordable units were completed, a 37% decrease from 1997. Major affordable projects completed in 1998 included 85 units in Hayes Valley North, 50 units for seniors at 670-672 Valencia Street, 34 affordable units as part of the 1550 Sutter Street project, and 30 units at 1010 South Van Ness. Affordable housing construction accounted for 26% of total new construction in 1998. From 1994 to 1998, affordable housing construction totaled 1,895 units or 42% of total new construction (see Table 21 below).



Graph 7

Major new affordable housing projects completed since 1994 are detailed in List 1B beginning on page 51.

Affordable projects approved by the Planning Commission in 1998 are in List 3B beginning on page 65. List 4 on page 67 describes these and other affordable projects in the pipeline.

TABLE 21
1994-1998: NEW AFFORDABLE HOUSING CONSTRUCTION by Income Level *

Year	Very Low *	Low	Moderate	Total Affordable Units	% of All Units
1998	**213**	**21**	**0**	**234**	**26%**
1997	287	46	36	369	41%
1996	83	198	63	344	38%
1995	82	80	10	172	32%
1994	686	86	4	776	63%
Total	**1,351**	**431**	**113**	**1,895**	**42%**

* See page 23 for definitions of income levels; very low income here includes extremely low income.

Most (71%) of affordable units completed since 1994 were for very low income households, those with 50% or less of median income. About 23% of new units were built for low income households (between 50% and 80% of median income), and about 6% were constructed for moderate income households.

Almost half (49%) of affordable new construction in 1998 was units for families, and 36% of the total units was for seniors. Since 1994, 54% of newly constructed affordable units have been for family-size households, 30% for group housing, 11% for seniors, and 6% for inclusionary affordable units and units for special populations which include supportive services.

TABLE 22
1994-1998: NEW AFFORDABLE HOUSING CONSTRUCTION
by Type

	1994	1995	1996	1997	**1998**	Total	Percent
Family	350	134	308	112	**115**	1019	54%
Senior [1]	123	0	0	0	**84**	207	11%
Other Units [2]	0	38	36	0	**35**	109	6%
Group Housing [3]	303	0	0	257	**0**	560	30%
Total	**776**	**172**	**344**	**369**	**234**	**1895**	**100%**

1. Senior units may be dwelling units, group housing or SRO units.
2. Units such as affordable live work units, inclusionary affordable units, and special user group units.
3. Group housing includes SRO's, residential care facilities, shelters and transitional housing.

Affordable Housing Acquisition and Rehabilitation

Acquisition and rehabilitation involves nonprofit housing organizations' purchasing existing residential buildings in order to rehabilitate units for low and very low income persons. Often it is more economical to purchase and rehabilitate existing run-down units than to build new units. While most of these units are residential hotel (SRO) units, acquisition and rehabilitation also includes homes for residential care providers, apartments for families, and conversions of commercial or industrial buildings for homeless persons and families. The Housing Inventory reports units in such projects as adding to the housing stock when new units are created as a result of the rehabilitation. For example, if a 50-unit SRO is rehabilitated and at the end the SRO still has 50 units, then for the purposes of this report these units would not be counted as adding to the housing stock. Using this definition, in 1998 no units in projects issued certificates of final completion were added through acquisition and rehabilitation.

Affordability of Market Rate Housing

According to the California Association of Realtors, in 1998 the median price for a three-bedroom home in San Francisco was $361,410, a 16% increase over 1997. Between 1996 and 1998, the median price jumped by 25%. The Bay Area median price increased by 9.6% between 1997 and 1998, and 21% between 1996 and 1998. The San Francisco Bay Area remains one of the most expensive housing markets, and prices continue to rise. The median rent at the end of 1998 for a two bedroom apartment in San Francisco was $2,000, a 25% increase since 1997. Rental prices are thus at the highest they have been for at least the last ten years. Table 23 below gives rental and sales prices for 1989 through 1998.

Based on the 1998 HUD median income limits for home ownership shown on page 26, a four-person household earning 120% of HUD median income (the household size with the maximum purchasing power) would fall about $60,500 short of being able to buy the median-priced three-bedroom home in San Francisco. In terms of rental households, the incomes of none of the households shown on page 25 would be sufficient to pay for the median-priced two-bedroom rental unit in San Francisco. A four-person household earning 80% of HUD median income (the household in need of affordable housing with the most income available to spend on rent) could pay a maximum rent of $1,373, or 69% of the median rent.

TABLE 23
HOUSING PRICE* TRENDS
SAN FRANCISCO and BAY AREA

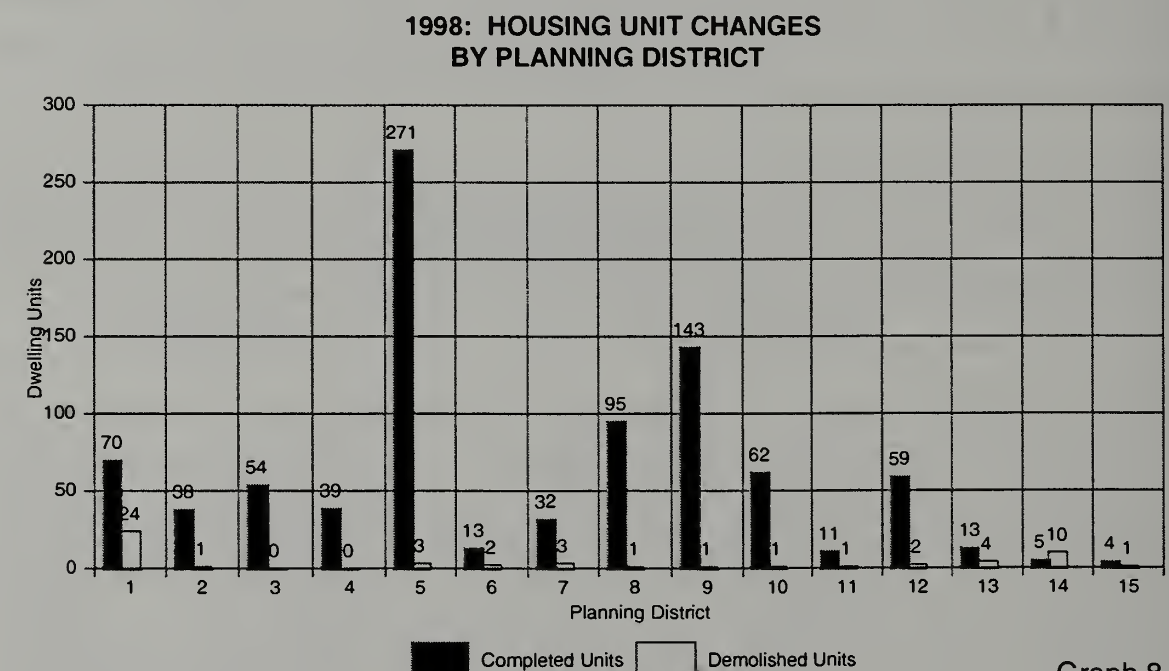
	RENTAL 2 Bedroom Apartment		FOR SALE 3 Bedroom House	
Year	**San Francisco**	**Bay Area**	**San Francisco**	**Bay Area**
1998	**$2,000**	**NA**	**$361,410**	**$291,780**
1997	$1,600	NA	$311,240	$266,180
1996	$1,350	NA	$288,240	$241,870
1995	$1,100	NA	$283,700	$233,280
1994	$1,050	NA	$274,690	$237,660
1993	$913	$795	$275,380	$238,100
1992	$990	$780	$286,420	$240,120
1991	$1,000	$765	$291,600	$241,830
1990	$975	$750	$299,340	$238,510
1989	$895	$725	$297,600	$240,390

* Figures are in current dollars.

Sources: The S. F. Property Report and the Bay Area Council for rental prices. California Association of Realtors for home sale prices; the California Association of Realtors Bay Area data do not include Napa and Sonoma counties.

CHANGES IN HOUSING STOCK BY PLANNING DISTRICT

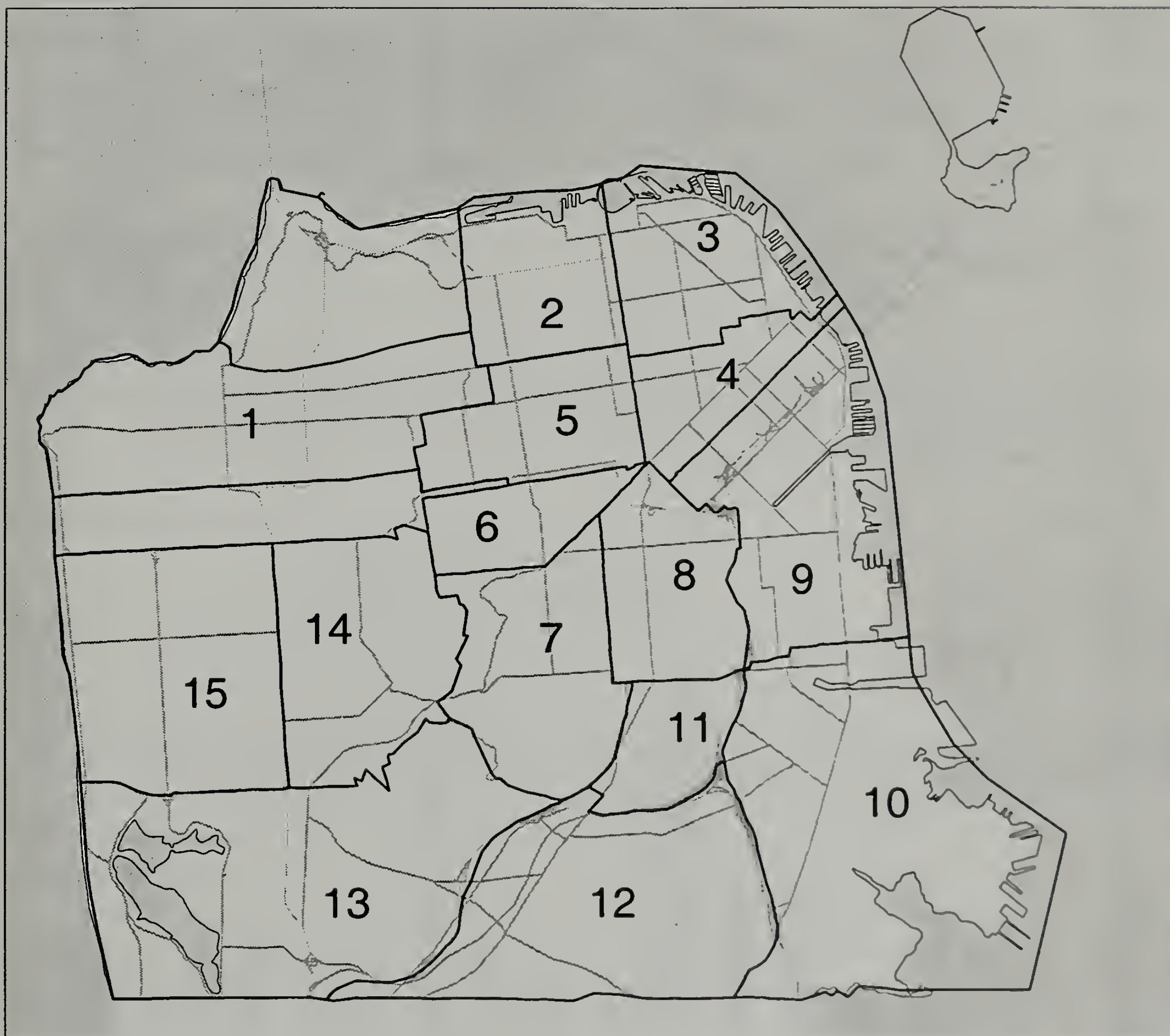
New construction and demolition of housing units by planning district for 1998 are shown in Graph 8. The leader in new construction was Western Addition with 271 units or 30% of the total. The two major projects contributing to this total were 169 units at 1550 Sutter Street and 85 units in Hayes Valley North. South of Market was next with 140 units added (15% of the total), a steep decline from the 417 units completed in SOMA in 1997, but nearer to the 190 units completed there in 1996. Demolition decreased substantially in 1998 compared to 1997 and 1996 when many public housing units were razed. In 1998, Richmond lost the most units, 24 or 44% of the total, followed by Inner Sunset (10 units or 19% of the total). Between 1990 and 1998, as shown in Graph 9 on page 32, two planning districts accounted for almost 50% of new construction: South of Market (26%) and Western Addition (22%). Downtown was next, providing 10% of the 9,583 new units constructed.



Graph 8

Planning Districts

1 = Richmond
2 = Marina
3 = Northeast
4 = Downtown
5 = Western Addition
6 = Buena Vista
7 = Central
8 = Mission
9 = South of Market
10 = South Bayshore
11 = Bernal Heights
12 = South Central
13 = Ingleside
14 = Inner Sunset
15 = Outer Sunset



Map 1

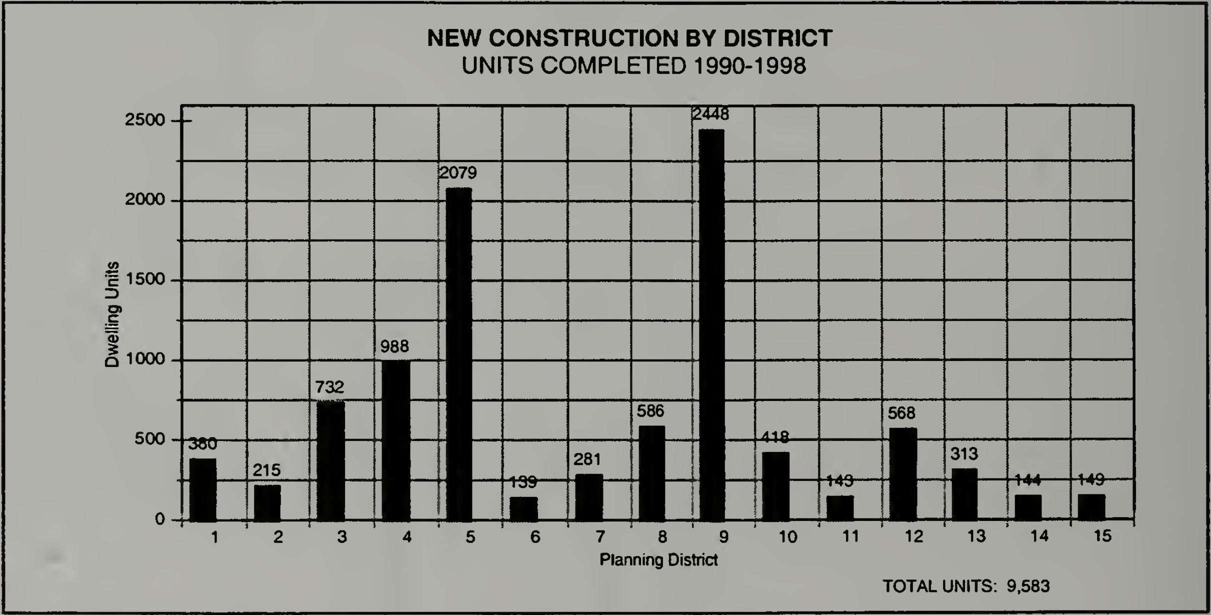
PLANNING DISTRICTS OF SAN FRANCISCO

1	Richmond	9	South of Market
2	Marina	10	South Bayshore
3	Northeast	11	Bernal Heights
4	Downtown	12	South Central
5	Western Addition	13	Ingleside
6	Buena Vista	14	Inner Sunset
7	Central	15	Outer Sunset
8	Mission		

Units Gained and Lost by Planning District

Table 24 on pages 33 through 36 covers newly constructed units completed and units demolished in each planning district between 1996 and 1998. Units completed in prior years can be found in previously published Housing Inventory reports. This table ranks each planning district by the number of units completed or demolished, where a ranking of one is for the district with the most units either newly constructed or demolished.

It is also important to note that the "net gain, housing units" calculation includes units lost or gained by alterations, although those numbers are not listed in the table itself. The district with the greatest net gain of housing units was Western Addition (264 units or 30% of the total), followed by South of Market (199 units or 23%). The districts that lost the most units were Richmond (24 or 44% of the total demolished) and Inner Sunset (a loss of 10 units or 19% of the total).



Graph 9

Planning Districts

1 = Richmond
2 = Marina
3 = Northeast
4 = Downtown
5 = Western Addition
6 = Buena Vista
7 = Central
8 = Mission
9 = South of Market
10 = South Bayshore
11 = Bernal Heights
12 = South Central
13 = Ingleside
14 = Inner Sunset
15 = Outer Sunset

TABLE 24
HOUSING UNITS COMPLETED AND DEMOLISHED
by PLANNING DISTRICT

1. RICHMOND

Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1996	29	9	10	3	24	9
1997	32	7	12	3	28	6
1998	70	4	24	1	45	7
Total	131		46		97	

2. MARINA

Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1996	7	14	1	10	-4	14
1997	12	12	4	6	6	11
1998	38	9	1	8	32	9
Total	57		6		34	

3. NORTHEAST

Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1996	2	15	1	11	1	13
1997	1	15	5	5	-3	13
1998	54	7	0	14	55	5
Total	57		6		53	

4. DOWNTOWN

Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1996	57	6	0	14	69	5
1997	30	8	0	13	33	5
1998	39	8	0	15	39	8
Total	126		0		141	

TABLE 24
HOUSING UNITS COMPLETED AND DEMOLISHED by PLANNING DISTRICT

5. WESTERN ADDITION

Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1996	170	2	51	2	123	2
1997	41	6	95	2	-62	14
1998	271	1	3	4	264	1
Total	482		149		325	

6. BUENA VISTA

Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1996	22	10	188	1	-150	15
1997	10	14	1	10	1	12
1998	13	11	2	6	5	13
Total	45		191		-144	

7. CENTRAL

Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1996	65	5	6	4	51	7
1997	57	4	6	4	111	2
1998	32	10	3	5	29	10
Total	154		15		191	

8. MISSION

Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1996	50	8	0	15	58	6
1997	101	2	212	1	-67	15
1998	95	3	1	9	83	3
Total	246		213		74	

TABLE 24
HOUSING UNITS COMPLETED AND DEMOLISHED
by PLANNING DISTRICT

9. SOUTH OF MARKET

Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1996	190	1	1	12	229	1
1997	417	1	1	11	508	1
1998	143	2	1	10	199	2
Total	750		3		936	

10. SOUTH BAYSHORE

Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1996	100	4	2	8	99	4
1997	78	3	0	14	73	3
1998	62	5	1	11	61	4
Total	240		3		233	

11. BERNAL HEIGHTS

Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1996	53	7	2	9	51	8
1997	12	13	0	15	7	10
1998	11	13	1	12	8	11
Total	76		3		66	

12. SOUTH CENTRAL

Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1996	125	3	4	7	108	3
1997	56	5	3	7	38	4
1998	59	6	2	7	49	6
Total	240		9		195	

TABLE 24
HOUSING UNITS COMPLETED AND DEMOLISHED by PLANNING DISTRICT

13. INGLESIDE

Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1996	11	13	5	6	4	12
1997	25	9	1	12	20	7
1998	13	12	4	3	6	12
Total	49		10		30	

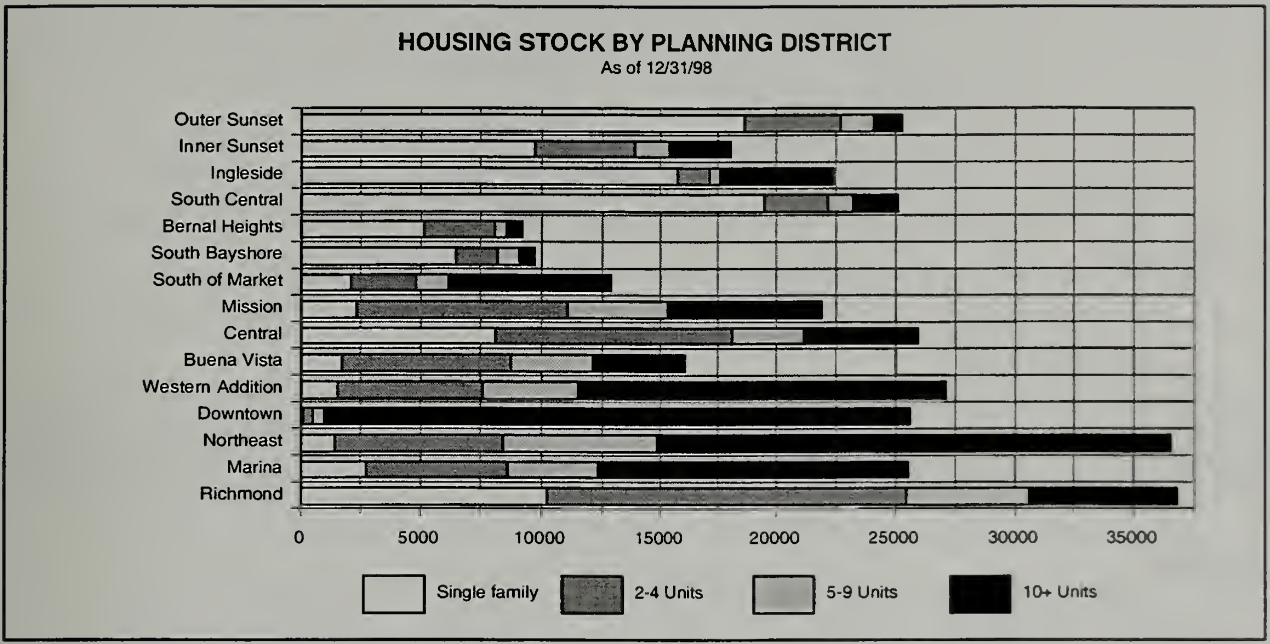
14. INNER SUNSET

Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1996	14	11	6	5	9	11
1997	17	10	2	8	15	9
1998	5	14	10	2	-3	15
Total	36		18		21	

15. OUTER SUNSET

Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1996	14	12	1	13	11	10
1997	17	11	2	9	17	8
1998	4	15	1	13	2	14
Total	35		4		30	

Note:
1) Districts are ranked from one to fifteen.
2) Net Gain includes units gained or lost by alteration permits although those numbers are not shown in the table.



Graph 10

Housing Stock by Planning District

Table 25 beginning on the next page contains San Francisco housing stock totals by planning district and net gain since the 1990 census. Graph 10 above shows the total housing stock by building type in the fifteen planning districts. South Central has the most single-family homes (18% of the citywide total), closely followed by Outer Sunset (with almost 18% of the total); South Bayshore, however, has gained the most new single-family homes (218) between 1990 and 1998, followed by South Central (136 homes). Buena Vista, in contrast, lost 36 single-family homes during those nine years. For higher density housing (10 or more units per building), Downtown leads with 24,503 units in such buildings (22% of the citywide total), followed by Northeast (21,603 units or 19% of the citywide total). In 1998, Western Addition gained the most units in higher density buildings, with 247 units added (85% of which were in buildings of 20 or more units). South of Market was second, adding 168 units in higher density buildings; 23% of these new units were in buildings with 20 or more units.

TABLE 25 SAN FRANCISCO HOUSING STOCK BY PLANNING DISTRICT						
PLANNING DISTRICT	UNITS BY BUILDING TYPE					
	Single Family	2 to 4 Units	5 to 9 Units	10 to 19 Units	20 plus Units	District Total
1. RICHMOND						
1990 Census Count	10,242	14,994	5,135	3,977	1,935	36,283
April 1990 to 1998	-10	219	9	29	85	332
1998	-11	18	-6	44	0	45
Total	10,221	15,231	5,138	4,050	2,020	36,660
Percent	28	42	14	11	6	100
2. MARINA						
1990 Census Count	2,770	5,874	3,669	7,168	5,829	25,310
April 1990 to 1998	-25	14	16	89	24	118
1998	-4	3	0	0	33	32
Total	2,741	5,891	3,685	7,257	5,886	25,460
Percent	11	23	14	29	23	100
3. NORTHEAST						
1990 Census Count	1,484	6,959	6,382	6,637	14,381	35,843
April 1990 to 1998	-27	25	21	12	544	575
1998	2	4	0	16	33	55
Total	1,459	6,988	6,403	6,665	14,958	36,473
Percent	4	19	18	18	41	100
4. DOWNTOWN						
1990 Census Count	87	389	529	1,900	21,468	24,373
April 1990 to 1998	3	8	-16	18	1081	1094
1998	0	3	0	12	24	39
Total	90	400	513	1,930	22,573	25,506
Percent	0	2	2	8	89	100

TABLE 25
SAN FRANCISCO HOUSING STOCK
BY PLANNING DISTRICT

PLANNING DISTRICT	UNITS BY BUILDING TYPE					
	Single Family	2 to 4 Units	5 to 9 Units	10 to 19 Units	20 plus Units	District Total
5. WESTERN ADDITION						
1990 Census Count	1,580	5,920	3,795	4,714	9,384	25,393
April 1990 to 1998	-10	108	52	-19	1246	1377
1998	-5	4	18	37	210	264
Total	1,565	6,032	3,865	4,732	10,840	27,034
Percent	6	22	14	18	40	100
6. BUENA VISTA						
1990 Census Count	1,784	6,995	3,346	1,901	2,081	16,107
April 1990 to 1998	-32	11	7	-100	11	-103
1998	-4	2	7	0	0	5
Total	1,748	7,008	3,360	1,801	2,092	16,009
Percent	11	44	21	11	13	100
7. CENTRAL						
1990 Census Count	8,151	9,874	2,993	2,401	2,228	25,647
April 1990 to 1998	-21	95	21	30	95	220
1998	10	19	0	0	0	29
Total	8,140	9,988	3,014	2,431	2,323	25,896
Percent	31	39	12	9	9	100
8. MISSION						
1990 Census Count	2,342	8,664	4,206	2,776	3,339	21,327
April 1990 to 1998	-2	48	47	68	164	325
1998	-1	10	-6	0	80	83
Total	2,339	8,722	4,247	2,844	3,583	21,735
Percent	11	40	20	13	16	100

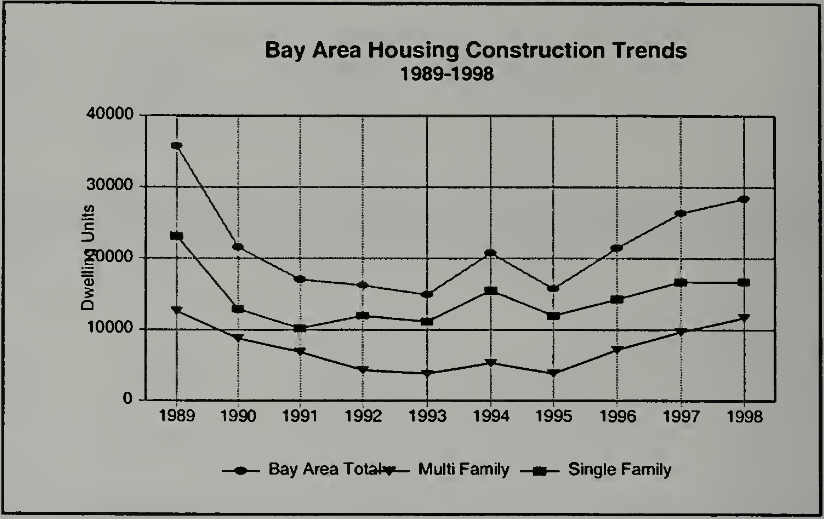
TABLE 25 SAN FRANCISCO HOUSING STOCK BY PLANNING DISTRICT						
PLANNING DISTRICT	**UNITS BY BUILDING TYPE**					
	Single Family	2 to 4 Units	5 to 9 Units	10 to 19 Units	20 plus Units	District Total
9. SOUTH OF MARKET						
1990 Census Count	2,100	2,565	1,267	626	3,805	10,363
April 1990 to 1998	10	108	73	208	1792	2191
1998	6	6	19	130	38	199
Total	2,116	2,679	1,359	964	5,635	12,753
Percent	17	21	11	8	44	100
10. SOUTH BAYSHORE						
1990 Census Count	6,264	1,581	879	323	204	9,251
April 1990 to 1998	167	150	8	0	0	325
1998	51	10	0	0	0	61
Total	6,482	1,741	887	323	204	9,637
Percent	67	18	9	3	2	100
11. BERNAL HEIGHTS						
1990 Census Count	5,082	2,950	475	197	274	8,978
April 1990 to 1998	39	25	6	46	0	116
1998	2	6	0	0	0	8
Total	5,123	2,981	481	243	274	9,102
Percent	56	33	5	3	3	100
12. SOUTH CENTRAL						
1990 Census Count	19,352	2,623	1,005	696	890	24,566
April 1990 to 1998	123	57	10	148	47	385
1998	13	0	8	0	28	49
Total	19,488	2,680	1,023	844	965	25,000
Percent	78	11	4	3	4	100

TABLE 25
SAN FRANCISCO HOUSING STOCK BY PLANNING DISTRICT

PLANNING DISTRICT	UNITS BY BUILDING TYPE					
	Single Family	2 to 4 Units	5 to 9 Units	10 to 19 Units	20 plus Units	District Total
13. INGLESIDE						
1990 Census Count	15,685	1,379	469	922	3,572	22,027
April 1990 to 1998	38	49	-9	0	171	249
1998	6	0	0	0	0	6
Total	15,729	1,428	460	922	3,743	22,282
Percent	71	6	2	4	17	100
14. INNER SUNSET						
1990 Census Count	9,687	4,152	1,484	1,327	1,250	17,900
April 1990 to 1998	23	47	-1	14	0	83
1998	1	-4	0	0	0	-3
Total	9,711	4,195	1,483	1,341	1,250	17,980
Percent	54	23	8	7	7	100
15. OUTER SUNSET						
1990 Census Count	18,653	3,970	1,347	646	487	25,103
April 1990 to 1998	-5	73	8	22	0	98
1998	0	2	0	0	0	2
Total	18,648	4,045	1,355	668	487	25,203
Percent	74	16	5	3	2	100
CITYWIDE TOTAL	**105,600**	**80,009**	37,273	37,015	76,833	336,730
Percent	**31**	**24**	11	11	**23**	**100**

HOUSING CONSTRUCTION IN THE BAY AREA

In 1998, 2,336 units were authorized for construction in San Francisco, a 40% increase over 1997. San Francisco accounted for 8% of the total number of housing units authorized for construction in the nine-county Bay Area (see map on the next page). Santa Clara County led the region with 7,523 units, or 26% of the total, a 14% decrease from 1997. Of the top five counties, Sonoma posted the greatest percentage gain, a 41% increase over 1997. Bay Area housing activity declined from a peak of 45,700 units authorized for construction in 1986 to a low of about 14,000 units in 1993. Since 1995, the yearly increases in authorized units in the region have been substantial although the 8% increase between 1997 and 1998 shows some moderating of the trend.



Graph 11

The great majority of new housing in San Francisco is in multi-unit buildings whereas outside of the City single-family housing predominates. Graph 11 shows the proportion of single-family to multi-unit housing authorized for construction.

TABLE 26
UNITS AUTHORIZED FOR CONSTRUCTION
Bay Area Counties, 1998

County	Units Authorized	Percent
Santa Clara	7,523	26%
Alameda	5,891	21%
Contra Costa	4,193	15%
Sonoma	2,964	10%
San Francisco	**2,336**	**8%**
Solano	2,204	8%
San Mateo	2,098	7%
Marin	710	2%
Napa	483	2%
TOTAL	28,402	100%


SONOMA
NORTH BAY
NAPA
SOLANO
MARIN
San
Pablo
Bay
CONTRA COSTA
EAST BAY
SAN FRANCISCO
San
Francisco
Bay
ALAMEDA
SAN MATEO
SANTA CLARA
SOUTH BAY
SAN FRANCISCO BAY AREA
Area Boundaries
County Boundaries
8 MILES

Map 2

LISTS OF MAJOR PROJECTS

This section details major projects in various stages of the planning and construction process: projects under Planning Department review or approved by Planning, projects authorized for construction with building permits, and projects certified complete. Additional project information can be obtained by retrieving a project file or permit application.

A project's status changes over time. During a reporting period, a project may move from approved to under construction or from under construction to completed. Similarly, a project may change from rental to condominium or vice versa before a project is completed and occupied.

Projects Completed: Market Rate and Affordable Housing

List 1A contains market rate projects with ten or more units completed since 1994; List 1B contains affordable projects with ten or more units completed since 1994. Projects completed prior to 1994 are listed in previous Housing Inventories.

Projects Authorized for Construction by the Department of Building Inspection

List 2A contains residential projects authorized for construction with building permits in 1998 (with five or more units). List 2B contains major residential projects approved in 1996 and 1997.

Projects Under Planning Department Review and Projects Approved by Planning

List 3A contains projects with ten or more units under Planning Department review. These are projects requiring conditional use, environmental review, or other types of discretionary review by the Planning Commission or Zoning Administrator. This list does not include projects undergoing informal Planning review for which no formal applications have been filed.

List 3B contains projects approved in 1998 by the Planning Department. It shows affordable, market-rate, and live/work projects.

Affordable Housing

List 4 is for affordable projects in the "pipeline"-- projects under review, approved, or under construction.

Live/work Projects

List 5A contains live/work projects completed and List 5B contains live/work projects in the pipeline (divided into those under review by the Planning Department and those approved by the Planning Department, with permits issued, or under construction).

1A 1994-1998: Major New Market Rate Projects Completed (10 or more units)
1B 1994-1998: Major New Affordable Projects Completed (10 or more units)

List 1A

1994 - 1998: MAJOR NEW MARKET RATE PROJECTS COMPLETED

Project Name/ Address	Project Sponsor	Total Units	Lower Income Units*	Unit Mix		Tenure/ Type	Initial Rental or Selling Price
Year completed: *1998*							
1550 Sutter St. (Coventry Park)	A.F. Evans Company	169	34	168	Studios	Rental	Affordable = $634 Market rate = **
301 Bryant/500 Delancey	Rincon Point Development	38	7	10 28	Loft 2 bed	Owner	Market rate units= $250,000-$650,000 Affordable units= $100,000-$215,000
3600 Fillmore St.	Pietro Partners	33	0	6 27	1 bed 2 bed	Rental	**
1444 Green St.	Arundel Green Partners	33	In-lieu fee paid	14 19	1 bed 2 bed	**	**
635-655 Tennessee	OSA Associates	32	0	32	Live/ work	**	**
5810 Mission St.	Clifton Brinkley	27	3	12 15	1 bed 2 bed	Owner	**
88 Guy Place	Patrick O'Donnell/ LWX Corporation	17	0	17	Live/ work	Rental	$1,700-$3,150
1625 Pacific Ave.	Heston Chau	15	0	5 10	1 bed 2 bed	Rental	**
4801 Geary Blvd.	Queensway Holdings	14	0	13 1	2 bed 3 bed	Rental	$1,900-$2,200

List 1A

1994 - 1998: MAJOR NEW MARKET RATE PROJECTS COMPLETED

Project Name/ Address	Project Sponsor	Total Units	Lower Income Units*	Unit	Mix	Tenure/ Type	Initial Rental or Selling Price
646 Minna St.	Minna St. Association	12	0	12	Live/ work	**	**
755 Tennessee	Gerard Gallagher	12	0	12	Live/ work	Owner	$315,000-$425,000
677-679 Arguello	Willard Company	10	0	1 7 2	1 bed 2 bed 3 bed	Owner	$280,000-$400,000
6838 Geary Blvd.	William McDonagh	10	0	10	2 bed	Rental	**
1099 Mississippi	Leo Hainzl	10	1	10	3 bed	Owner	**
2080 3rd St.	Redmond Lyons	10	0	10	Live/ work	Owner	$260,000-$320,000
Year completed: ***1997***							
25 Lucerne (727 Brannan)	Seymour Jaron	20	**	20	Live/ work	Owner	$336,000-$423,000
1 Clarence Place	Ron Kaufman	18	0	18	Live/ work	Owner	$280,000-$509,000
358 12th Street	Edward J. Murphy	16	2	16	Live/ work	Rental	Not available.
49 Zoe	Zoe Associates	16	0	16	Live/ work	Owner	$193,750-$250,000
342 Hayes	William Ferdon	14	1	14	1 bed	Owner	$145,000-$284,000
3520 Balboa	George Lam	12	0	12	2 bed	Rental	Not available.

List 1A

1994 - 1998: MAJOR NEW MARKET RATE PROJECTS COMPLETED

Project Name/ Address	Project Sponsor	Total Units	Lower Income Units*	Unit	Mix	Tenure/ Type	Initial Rental or Selling Price
2011 3rd Street	Redmond Lyons	12	0	12	Live/ work	Owner	$235,000-$395,000
139 Welsh	Joe Hernon	12	0	12	Live/ work	Owner	$250,000-$410,000
340 6th Street	BVFB	10	0	10	Live/ work	Owner	$185,000-$390,000
Year completed: ***1996***							
350 Arkansas & 390 Arkansas	18th Street Associates, Rick Holliday	35	0	25 10	2 bed 3 bed	Owner/ condo	$176,000 - $338,500
81 Lansing St.	The Lansing Group	33	3	32 1	1 bed 2 bed	Owner/ condo	$156,000 - $319,000
1601 18th St.	18th Street Associates, Rick Holliday	30	7	2 15 13	studio 1 bed 2 bed	Owner/ condo	$140,000 - $345,000
346 1st St.	346 1st Street LP	29	0	17 12	1 bed 2 bed	Owner/ condo	$171,000 - $420,000
645 Haight St.	Andrew Sirkin	20	3	1 12 7	studio 1 bed 2 bed	Owner/ condo	$105,000 - $229,000
125 Gilbert St.	Thomas Murphy	16	0	16	live-work	Owner	$201,000 - $346,000
76 Brady St.	Toarup Construction Co.	16	0	16	live-work	Owner	$229,000 - $315,000

List 1A

1994 - 1998: MAJOR NEW MARKET RATE PROJECTS COMPLETED

Project Name/ Address	Project Sponsor	Total Units	Lower Income Units*	Unit	Mix	Tenure/ Type	Initial Rental or Selling Price
610 Illinois	Michael Spaer/Redmond Lyons	15	0	15	live-work	Owner	$205,000 - $317,000
41 Boardman	Gerald Deane	14	1	14	live-work	Owner	$153,000 - $261,000
298 Portola	COMAC Investments	12	0	6 6	1 bed 2 bed	Owner/ condo	$159,000 - $261,500
68 McCoppin	Marshmallow Corp.	12	1	12	live-work	Owner	$140,000 - $230,000
2027 Market	2027 Partnership	12	0	2 10	1 bed 2 bed	Owner/ condo	$170,000 - $275,000
225 Pierce	Al Goodwin	11	0	4 6 1	1 bed 2 bed 3 bed	Owner/ condo	$150,000 - $250,000
Year completed: ***1995***							
600-650 Chestnut St.	BA Properties Inc.	80	0	3 54 23	1 bed 2 bed 3 bed	Condo	$165,000 to $350,000 a last phase will have 37 units w. 4 aff. units
Year completed: ***1994***							
401 Main St. Portside	Emerald Fund Group	62	0	26 26 10	1 bed 2 bed 3 bed	Condo	1st phase completed; total project to be 240 units

List 1A

1994 - 1998: MAJOR NEW MARKET RATE PROJECTS COMPLETED

Project Name/ Address	Project Sponsor	Total Units	Lower Income Units*	Unit Mix		Tenure/ Type	Initial Rental or Selling Price
1388 Gough St. Post International	SOCO Limited	72	0	4 56 8	studios 2 bed 3+ bed	Condo	$290,000 to $625,000

* Lower income units are units made available at below-market rate under the City's Inclusionary Affordable Housing program.
** Data currently unavailable but will be included in next Housing Inventory.

List 1B

1994 - 1998: MAJOR NEW AFFORDABLE PROJECTS COMPLETED

Project Name/ Address	Sponsor	Total Units	Unit	Mix	Tenure/ Type	Affordability as % of Median Income*
Year completed: *1998*						
Hayes Valley North (695 Buchanan/650 Fell/751 Hayes/645 Linden/650 Linden/500 Webster/ 550 Webster)	SFHA	85	48 31 6	2 bed 3 bed 4 bed	Rental/ families	51 public housing units 34 @ 40%-60% of M.I.
670-672 Valencia St.	MHDC	50	24 26	Studio 1 bed	Rental/ seniors	50 @ below 50% of M.I.
Juan Pifarre/1010 South Van Ness	MHDC	30	10 13 7	2 bed 3 bed 4 bed	Rental/ families	20 @ 31%-50% of M.I. 10 @ 51%-60% of M.I.
Leland Apartments/980 Howard St.	TODCO	24	24	2 bed	Rental	24 @ 31%-50% of M.I.
Year completed: *1997*						
Yerba Buena Commons: 401 3rd St.	AMB Properties II/SFRA	257	25 7	SRO	Rental	257 @ 31%-50% of M.I.
101 Valencia: 135 Valencia/1320 Stevenson/1246 Stevenson	HDNP	72	3 31 58 14 1	studio 1 bed 2 bed 3 bed 4 bed	Owner	54 @ 61%-80% of M.I. 53 @ 81%-120% of M.I.
Goodwill Housing: 479 Natoma	Asian Inc./SFRA	30	15 13 2	2 bed 3 bed 4 bed	Rental/ family	30 @ 31%-50% of M.I.
Bell Mews: 1302-1350 Divisadero/1990-1996 Ellis	SFHDC/SFRA	10	3 6 1	2 bed 3 bed 4 bed	First-time home-buyers	10 @ 81%-120% of M.I.

List 1B

1994 - 1998: MAJOR NEW AFFORDABLE PROJECTS COMPLETED

Project Name/ Address	Sponsor	Total Units	Unit Mix		Tenure/ Type	Affordability as % of Median Income*
Year completed: *1996*						
Fillmore Marketplace: 1400 Eddy St.	SFRA	120	29 29 62	1 bed 2 bed 3 bed	Rental/ family	60 @ 50% of M.I. 60 @ 60% of M.I.
Market Heights: 211 Putnam, 291 Putnam & 1000 Tompkins	BHHC	46	6 16 22 2	1 bed 2 bed 3 bed 4 bed	Rental/ family	23 @ 60% of M.I. 23 for Section 8
Kiska & Ingalls Rds, Candlestick View	HCDC/SFRA	38	16 22	2 bed 3 bed	First-time home-buyers	Units @ 120% of M.I. & 80% of M.I.
587 Natoma	HDNP/SFRA	29	4 9 12 3 1	1 bed 2 bed 3 bed 4 bed 5 bed	Rental/ families	Units @ 80% of M.I.
Hudson Ave. & Whitney Young Circle, Garnett Terrace	SFHDC/SFRA	28	28	single-family detached	First-time home-buyers	Units @ 120% of M.I. & 80% of M.I.
La Salle & Whitney Young Circle/Las Villas	Las Villas Partnership/ SFRA	27	27	single-family detached	First-time home-buyers	Units @ 120% of M.I. & 80% of M.I.
1096 Eddy St.	Housing for Independent People/SFRA	21	21	1 bed	Rental/ mentally disabled	Units @ 80% of M.I.
1290 Potrero	Mission Housing/SFRA	20		Not available	Rental/ families	Units @ 80% of M.I.

List 1B

1994 - 1998: MAJOR NEW AFFORDABLE PROJECTS COMPLETED

Project Name/ Address	Sponsor	Total Units	Unit Mix		Tenure/ Type	Affordability as % of Median Income*
Year completed: *1995*						
555 Ellis St.	Asian Neighborhood Design	38	3 6 10 19	studios st. +loft 2 bed 3 bed	Rental/ single per. families	4 @ 25% of M.I. 10 @ 35% of M.I. 11 @ 50% of M.I. 13 @ 60% of M.I.
1695 18th St.	Rick Holliday/ART ARK	29	29	live-work	5 Rental/ 24 Owner for artists	5 rental @ 50% of M.I. 18 for sale @ 80% of M.I. 6 market rate for artists
1035 Folsom St.	Mercy Charities Housing	50	3 13 28 4	1 bed 2 bed 3 bed 4 bed	Rental/ family	3 @ 25% of M.I. 29 @ 50% of M.I. 14 @ 60% of M.I. 4 @ 80% of MI
1101 Howard St.	Howard Street Association	34	6 14 14	1 bed 2 bed 3 bed	Rental/ family	16 @ 25%-35% of M.I 4 @ 50% of M.I. 14 @ 60% of M.I.
Year completed: *1994*						
201 Turk St.	Chinese Community Housing Corp./ A.F. Evans Corp.	175	12 81 45 37	studios 1 bed 2 bed 3 bed	Rental/ family/ elderly 20	126 @ 35% of M.I. 43 @ 60% of M.I. 6 @ 80% of M.I.
333 Fell St.	BRIDGE Housing Corp.	82	4 20 24 34	studios 1 bed 2 bed 3 bed	Rental/ family/ elderly	37 @ 50% of M.I. 45 @ 60% of M.I.

List 1B

1994 - 1998: MAJOR NEW AFFORDABLE PROJECTS COMPLETED

Project Name/ Address	Sponsor	Total Units	Unit Mix		Tenure/ Type	Affordability as % of Median Income*
241 6th St. Knox Hotel	Tenants & Owners Dev. Corp.	140	14 0	SRO's	Rental/ nr Homele ss	140 @ 35% of M.I.
701 Natoma St. Canon Kip	Episcopal Community Services	104	10 4	SRO's	Rental/ home- less	104 @ 25% of M.I.
1303 Larkin St.	Chinese Community Housing Corp.	63	59 4	SRO's 1 bed	Rental/ elderly	42 @ 35% of M.I. 6 @ 50% of M.I. 14 @ 60% of M.I.
440 Valencia St Plaza del Sol	Mission Housing Development Corp.	59	25 29 5	2 bed 3 bed 4 bed	Rental/ family	38 @ 35% of M.I. 21 @ 50% of M.I.
1333 Bush St.	On Lok Services	42	42	studios	Rental/ elderly	42 @ 50% of M.I.
1028 Howard St.	Mercy Charities Housing	30	5 11 14	1 bed 2 bed 3 bed	Rental/ family	30 @ 50% of M.I.
518 Minna St.	Asian Inc.	24	12 12	2 bed 3 bed	Rental/ family	6 @ 35% of M.I. 14 @ 50% of M.I. 4 @ 60% of M.I.
1000 Market St.	Community Housing Partnership	59	59	SRO's	Rental/ home- less	59 @ 35% of M.I.

* Affordability is expressed in terms of percent threshold from the San Francisco PMSA median income as published by HUD.
Affordable rent and home ownership levels calculated as percent threshold from the PMSA median income are shown on pages 25 and 26.

Note: Inclusionary affordable units are included in List 1A with market rate projects.

Non-profit Housing Sponsors (partial list):

AI	Asian Inc.	HCDC	Housing Conservation and Development Corporation
AND	Asian Neighborhood Design	HDNP	Housing Development and Neighborhood Preservation Corp.
BHHC	Bernal Heights Housing Corporation	MCH	Mercy Charities Housing Corporation
BRIDGE	BRIDGE Housing Corporation	MHDC	Mission Housing Development Corporation
CCHC	Chinese Community Housing Corporation	TODCO	Tenants and Owners Development Corporation
CHP	Community Housing Partnership	TNDC	Tenderloin Neighborhood Development Corporation

2A 1998: Projects Authorized for Construction by the Department of Building Inspection (5 or more units)

2B 1996 and 1997: Projects Authorized for Construction by DBI (10 or more units)

List 2A

1998: PROJECTS AUTHORIZED for CONSTRUCTION by DBI
Building Permits Issued for Projects with 5 or More Units

Month	# Units	Address	Type	Valuation
January	11	55 Rodgers St.	Alteration/ live-work	$380,000
February	22	580 Howard St.	Alteration/ live-work	$950,000
	20	655 5th St.	New	$1,500,000
	20	695 5th St.	New	$1,500,000
	20	388 Townsend St.	New	$1,500,000
	18	701 Pennsylvania St.	New	$1,300,000
	16	2875 21st St.	New	$1,700,000
	15	2501 Harrison St.	New	$1,700,000
	14	221 Clara St.	New	$1,500,000
	14	918 Harrison St.	New	$1,500,000
	12	971 Howard St.	New	$1,000,000
	11	1963 McAllister St.	New	$924,000
	10	788 8th Ave.	New	$1,100,000
	8	1568 Indiana St.	New	$700,000
	6	1020 Mariposa St.	New	$642,500
March	130	201 Brannan St.	New	$23,600,000
	6	2198 Fell St.	New	$720,000
	6	555 Natoma St.	New	$886,000
April	106	988 Fulton St.	New	$8,679,746
	25	317 29th St.	Alteration/ apartment	$50,125
	8	301 Gough St.	New	$700,000
	6	302 Valley St.	Alteration/ apartment	$45,000
May	33	3425 Geary Blvd.	New	$8,000,000
	6	2279 Van Ness Ave.	Alteration/ apartment	$28,000

List 2A

1998: PROJECTS AUTHORIZED for CONSTRUCTION by DBI

Building Permits Issued for Projects with 5 or More Units

Month	# Units	Address	Type	Valuation
June	24	598 Hampshire St.	New	$2,180,000
	22	2751 Geary Blvd.	New	$2,100,000
July	20	1011 23rd St.	New	$2,889,800
	20	1099 23rd St.	New	$2,889,800
	16	2068 3rd St.	New	$1,838,700
	10	826 Folsom St.	Alteration/ live-work	$1,200,000
	8	1826 Eddy St.	New	$820,000
	8	1828 Eddy St.	New	$820,000
August	92	1250 Sunnydale Ave.	New	$10,000,000
	33	300 Gough St.	New	$4,000,000
	28	725 Florida St.	New	$2,763,000
	12	33 Haight St.	New	$2,000,000
	10	11 Haight St.	New	$1,700,000
	9	323 29th St.	Alteration/ apartment	$925,000
September	147	765 Market St. (Four Seasons)	New	$93 mil. (total)
	10	767 Corbett Ave.	New	$1,500,000
October	92	246 2nd St.	New	$15,000,000
	26	535 Minna St.	New	$1,800,000
	25	317 29th St.	Alteration/ apartment	$1,800,000
	22	701 Minna St.	New	$2,000,000
	20	88 Hoff St.	New	$1,800,000
	17	555 Florida St.	Alteration/ live-work	$380,000
	9	85 Natoma St.	Alteration/ live-work	$1,200,000
November	258	1045 Mission St.	New	$23,000,000
	51	350 Golden Gate Ave.	New	$5,000,000
	37	60 Rausch St.	Alteration/ live-work	$2,998,270
	33	530 Folsom St.	Alteration/ live-work	$2,600,000

List 2A

1998: PROJECTS AUTHORIZED for CONSTRUCTION by DBI

Building Permits Issued for Projects with 5 or More Units

Month	# Units	Address	Type	Valuation
	20	2030 3rd St.	New	$2,200,000
	20	1233 Howard St.	Alteration/ live-work	$1,900,000
	16	73 Sumner St.	Alteration/ live-work	$1,327,990
	12	249 Shipley St.	New	$900,000
	6	236 Clara St.	New	$600,000
December	48	1800 Bryant St.	New	$3,600,000
	38	36 5th St.	Alteration/ live-work	$2,000,000
	36	288 Valencia St.	New	$1,700,000
	26	2130 Harrison St.	New	$3,200,000
	15	965 Folsom St.	New	$1,860,500
	12	786 Minna St.	New	$1,830,000
	6	142 Russ St.	New	$1,290,000
Total	1857			

Source: Department of Building Inspection

List 2B

1996 - 1997: PROJECTS AUTHORIZED for CONSTRUCTION by DBI

Permits Issued for Projects with 10 or more units

Month	# Units	Address
1997		
January	16	465 10th St.
	12	1495 Taylor St.
March	38	500 Delancey St.
	16	1625 Pacific Ave.
	10	1099 Mississippi St.
June	29	401 Page St.
	25	350 Haight St.
	19	455 Rose St.
	12	495 Rose St.
	12	755 Tennessee St.
July	54	5545 3rd St.
	23	1001 Mariposa
	20	999 16th St.
August	16	635 Tennessee St.
	12	1631 Hayes St.
September	233	88 King St.
	16	655 Tennessee St.
October	23	2600 Turk St.
	10	445 Arguello
November	226	388 Beale St.
	52	333 Taylor St.
	12	646 Minna St.
December	106	868 Kearny St.
1996		
January	10	6838 Geary Blvd.
	16	358 12th St.
	23	245 5th St.
February	15	610 Illinois St.
	33	1444 Green St.
	12	139 Welsh St.
	16	49 Zoe St.

List 2B 1996 - 1997: PROJECTS AUTHORIZED for CONSTRUCTION by DBI Permits Issued for Projects with 10 or more units		
May	17	88 Guy Pl.
	30	1010 South Van Ness
	33	575 Harrison St.
June	32	720 York St.
July	10	340 6th St.
	20	25 Lucerne St.
	24	980 Howard St.
	30	479 Natoma St.
	63	347 Dolores St.
September	13	540 Delancey St.
	19	3936 24th St.
	28	672 Valencia St.
	50	670 Valencia St.
October	10	645 Linden St.
	16	650 Fell St.
	20	751 Hayes St.
	21	650 Linden St.
	25	18 Lansing St.
November	10	2080 3rd St.
	12	2011 3rd St.
	14	4801 Geary Blvd.
December	102	175 Bluxome St.
	169	1550 Sutter St.

Source: Department of Building Inspection

List 3A

MAJOR HOUSING PROJECTS UNDER PLANNING DEPARTMENT REVIEW

Projects with 10 or More Units--As of 5/1/99

Case	Units	Project Name	Description
96.448H	33	530-534 Folsom St.	Sponsor wishes to build either 33 housing or live/work units depending on market.
96.461V	20	463 26th Ave.	Demolish 3 single-family homes and construct 20-unit residential building.
96.671V	200	855 Folsom St.	Construct 187 dwelling units and 13 ground-floor live/work units, including 20 affordable units.
97.522C	124	53 Page St.	Demolish 1-story building and construct 8-story building with 105.260 sf of residential (124 units).
97.379E	52	386 Alabama/2625 16th St.	Construct 52 live/work units, 8 commercial condos, 16 comercial lofts, and 92 parking spaces.
98.076E	16	1000 Pennsylvania Ave.	Demolition of 3 structures. Construction of 16 live/work units with 16 parking spaces.
98.117E	40	1200 Minnesota/1209 Indiana	Construct 40 new live/work units in two buildings after demolition of a warehouse.
98.165E	22	300 Laguna Honda Blvd.	New construction of 22-unit residential building on former gas station site.
98.173E	90	520-538 Brannan St.	Demolish existing building and build 3 buildings, each with 30 units of live/work.
98.187E	17	1601 Pacific Ave.	To build 5-story, 17-unit retail and residential condo building after demolition of auto service.
98.202V	26	539 Minna St.	Construct 26 units of affordable housing.
98.288C	10	945 Vermont/946 Kansas	Demolition of 2 wood-frame buildings and new construction of five 2-unit residential buildings.
98.309E	13	1132 Howard St.	New construction of 13 live/work units in a 3-story building after demolition of an existing structure.
98.318C	136	1750 & 1770 Fulton St.	Mixed-use with up to 67,400 gsf of retail and up to 136 residential units.

List 3A

MAJOR HOUSING PROJECTS UNDER PLANNING DEPARTMENT REVIEW

Projects with 10 or More Units--As of 5/1/99

Case	Units	Project Name	Description
98.324C	11	897 California St.	Construct an 11-unit residential building.
98.330E	10	631-639 Pennsylvania	Construction of 5 buildings with 2 residential units in each.
98.398E	12	500 Bryant St.	Build 12 live/work units in one building on a vacant lot.
98.420E	92	277 Golden Gate Ave.	Remodel existing 5-story building containing a TV studio into a 6-story apartment building for a total of 92 dwelling units and 23 parking spaces.
98.429E	12	549 3rd St.	Construction of new 12 unit live/work building, demolition of existing service station building.
98.455C	152	675 Townsend St.	Create one building with 148 dwelling units, 4 live/work, 35,000 sf of retail, and 2 levels of parking.
98.459E	78	1325 Indiana/1310 Minnesota	Build 2 buildings, one with 48 live/work units, the other with 30 live/work units.
98.472C	230	140 South Van Ness	10 floors of residential (230 units), with 6,000 sf of commercial and 2.5 levels of parking.
98.500E	30	22 Morris St.	Four lot merger. Construct 30 unit live/work building over 1-story 30-space garage.
98.523C	27	1880 Lombard St.	Demolition of existing fast food and new construction of 4-story building with 27 dwelling units and 11,000 sf of retail.
98.540V	20	1821 15th St.	Demolition of NCU warehouse and new construction of 4-story, 20-unit residential development.
98.583E	29	3320 California St.	Demolish existing church and rectory. Construct new buildings with 29 dwelling units and 2160 sf of commercial on 1st floor.
98.622E	10	1150 Folsom St.	Construct 10 live/work units after demolition of existing building.
98.664E	16	1250 & 1260 Missouri	Construct two 16-unit live/work buildings on a vacant lot.
98.665E	12	828 Innes Ave.	Construct 12 live/work units on a vacant lot.

List 3A

MAJOR HOUSING PROJECTS UNDER PLANNING DEPARTMENT REVIEW

Projects with 10 or More Units--As of 5/1/99

Case	Units	Project Name	Description
98.698E	20	460 Natoma St. (aka 464 Natoma St.)	New construction of 20 live/work units and underground parking for 15 units.
98.718E	28	900 Van Ness Ave.	Construct 8-story building with 28 dwelling units, 4600 sf of commercial and 17 parking spaces.
98.794E	30	Napoleon Street Lofts	Construction of 30 live/work units on a vacant lot with 30 parking spaces.
98.804C	12	545 Leavenworth St.	New construction of 12 dwelling units with 12 parking spaces.
98.831E	16	130 Morris St.	Construct 16 live/work units with 16 parking spaces on 2 lots; demolish 2 existing buildings.
98.638C	27	2601 Van Ness Ave.	Construct 6-story over basement commercial/27-unit residential structure.
98.863C	17	6900 Geary Blvd.	Construct 17 dwelling units/commercial mixed-use building.
98.864E	51	650-690 4th St.	Demolish 2 existing buildings. Construct 1 building with 51 live/work units and commercial use on 1st floor.
98.871E	24	730 Florida St.	Demolish 2-story warehouse. Construct new building with 24 units of live/work, 24 parking.
98.891E	48	2002 3rd St./595 Mariposa	Build 2 structures, one with 40 live/work, the other with 8 live/work units.
98.905E	19	360 6th St.	Demolish existing building and construct new 30,000 sf building with 19 live/work units.
98.913E	24	590-598 6th St.	Demolish 2 buildings and construct1 building with 24 live/work units.
98.940E	12	1320 Mission St.	Demolition of existing Article 11 building and replacement with 12-unit live/work project.
98.953E	141	557 4th St.	Construct 11 buildings with 141 live/work units, 3 underground levels of parking for 480 parking spaces.
98.959E	14	1790 Armstrong Ave.	Develop live/work building with 14 units in 3 stories over 1st level garage/lobby/loading.
99.009E	14	761 Tehama St.	Build 14 live/work units on a vacant lot with 14 parking spaces.

List 3A

MAJOR HOUSING PROJECTS UNDER PLANNING DEPARTMENT REVIEW

Projects with 10 or More Units--As of 5/1/99

Case	Units	Project Name	Description
99.054C	55	165 8th St.	New construction of up to 55 affordable housing units, child care facility, and related space for administration, tenant servcies, and an educational skills center.
99.059E	16	439-449 Bryant St.	Demolish 3 existing buildings and construct 16-unit live/work building, 16 parking spaces, and ground floor commercial tenant space.
99.061E	14	113 Stillman St.	Demolish 1 commercial building and construct building with 14 live/work units, 14 parking.
99.067C	28	900 Van Ness Ave.	Construct new 28-unit building with ground floor commercial.
99.097C	93	1 Church St.	Demolish existing building and construct 2 buildings containing 93 affordable multi-family housing units, a child care center, and potentially retail.
99.154E	66	992 Peralta Ave.	Demolish 3 structures, construct PUD with 66 residential units, 2500 sf of retail, and 1000 sf of fast food.
99.173E	252	200 & 250 Brannan St., 1 & 41 Federal St.	200 Brannan: new construction of 191 dwellng units; 250 Brannan: rehab of manufacturing building for multimedia; 1 Federal St.: addition of square footage to add 53 dwelling units; and 41 Federal St.: new construction of 8 live/work units plus service and loading.
99.194E	429	3995 Alemany Blvd.	Renovate existing shopping center, add 4 stories above for 429 dwelling units, 763 parking spaces, and 94,000 sf of retail.
99.210E	44	3820 19th St.	Construct 44 dwelling units around central courtyard in multi-units and as townhouses. Underground parking for 44 vehicles.
99.233E	198	Jamestown Avenue PUD	Construct 198 dwelling units in PUD, four buildings, with 235 parking spaces.
99.234E	177	673-683 Brannan St./ 168-178 Bluxome	Demolish a warehouse and construct 4 buildings with a total of 177 live/work units, 177 parking spaces.
99.243E	64	1247 Harrison St.	Demolish industrial building currently used for bus parking and build 3 structures with a total of 64 live/work units. Two buildings with 28 units each and 1200 sf of retail, the third building with 8 live/work units and no retail.
Total	3473		

Planning Department Case Types

A	Certificate of Appropriateness	Q	Condominium Subdivision
C	Conditional Use Review	S	Subdivision of Land
D	Discretionary Review	V	Variance Review
E	Environmental Review	Z	Zoning Reclassification
K	Shadow Study	!	Transportation Study

List 3B

1998: MAJOR HOUSING PROJECTS APPROVED BY THE PLANNING DEPARTMENT

Projects with 10 or more units

By Type: Affordable, Market Rate, and Live/work

Case No.	Units*	Project Address	Description	Action Date
AFFORDABLE PROJECTS				
97.66V	238	1045 Mission St.	219 dwelling and 19 live/work mixed-income units be built on vacant lot.	4/29/98
97.675C	91	500 Raymond Ave.	Demolish existing building to construct 91 units of low-income senior housing.	3/26/98
97.676C	148	222 Schwerin St.	Build 148 low-income family housing units after Geneva Towers demolition.	2/5/98
97.749C	55	3101 Mission St.	Construct 55 units of affordable housing with daycare center.	2/19/98
98.584C	19	2507 Pine St.	Construct 19 residential units with a child care facility.	11/12/98
MARKET RATE PROJECTS				
93.179Q	144	600 Van Ness Ave.	Build 13-story approx. 285,000 s.f. 144 unit senior housing.	5/11/98
93.638Q	10	677-679 Arguello Blvd.	Build 4-story 10-unit condominium building with 10,800 s.f.	2/24/98
94.196Q	10	1099 Mississippi St.	Construct 10 townhouse dwellings.	3/17/98
94.618V	75	901 Polk	Conversion of vacant showroon to mixed use including 75 dwelling units.	1/26/98
95.673Q	24	4495 25th St.	Construct up to 12 two-unit buildings.	11/6/98
96.18	39	323 29th St.	Conversion of St. Paul's convent/high school property to 39 dwellings.	6/3/98
97.482C	22	2743-2761 Geary Blvd.	New construction of 22 residential units over ground floor commercial.	1/8/98
97.485S	27	2198 Fell St.	Split lot into 6 and construct 6 residential buildings for total of 27 units.	4/23/98
97.555X	32	19 Clementina St.	Construct 24 residential units and 8 live/work in 1 building on vacant lot.	8/13/98
97.629C	37	300 Gough St.	Construct new 5-story mxed-use development, with 37 dwelling units.	6/18/98
97.817Q	28	241 5th St/375 Tehama	Amended condominium map--28 units.	7/28/98
97.87C	36	286 Valencia St.	Construct 5-story senior housing with commercial on ground floor.	3/5/98
98.039C	60	3338 17th St/88 Hoff St.	Demolition of existing building, construction of 3 new 20-unit residential.buildings.	8/6/98
98.081Q	102	175 Bluxome St.	Construct 102 unit new condominium.	3/10/98
98.288C	10	945 Vermont St.	Demolish 2 buildings and construct 5 two-unit residential buildings.	9/17/98
98.389Q	12	971 Howard St.	Build a 12 unit new condominium.	6/7/98
98.408Q	15	2501 Harrison St.	15 unit new condominium.	6/8/98
98.44Q	10	445 Arguello Blvd.	Build 10 unit new condominium.	7/7/98
98.456X	51	332 Golden Gate Ave.	Build 51 units of senior housing, 5 floors.	11/13/98

List 3B

1998: MAJOR HOUSING PROJECTS APPROVED BY THE PLANNING DEPARTMENT

Projects with 10 or more units

By Type: Affordable, Market Rate, and Live/work

Case No.	Units*	Project Address	Description	Action Date
98.54	20	1821 15th St.	Demolition of NCU warehouse and construction of 4-story, 20 unit residential.	12/16/98
98.645V	10	393 Grove St.	To allow 10 dwelling units in a commercial building without the required parking.	10/28/98
LIVE/WORK PROJECTS				
96.328Q	16	300 block Langton St.	Construct 16 live/work lofts.	11/23/98
96.757Q	34	580-586 Howard St.	Two buildings currently on lot to be turned into live/work, with 3rd building added.	3/31/98
97.205D	24	599 3rd St.	Construct 24 live/work units (total 34,000 gsf) and parking 24-space parking garage	4/2/98
97.206Q	15	1438 Harrison St.	Construct 15 live/work units and 10-space parking garage on vacant lot.	3/24/98
97.319Q	12	638 Minna St.	Construct new live/work building, 12 units with 12 parking spaces on ground level.	4/7/98
97.411Q	18	701 Pennsylvania St.	Construct building with 18 live/work units on vacant lots.	8/24/98
97.439D	28	920 Harrison/231 Clara	New construction of 2 live/work buildings, 28 units total, 28 parking spaces.	2/19/98
97.481D	50	938 Harrison St.	Demolish UMB and construct 50 live/work units with 50 parking spaces.	3/5/98
97.527Q	48	696 Pennsylvania Ave.	Demolition of structures on property and construct 1 building with 48 live/work	10/30/98
97.794Q	64	2828 18th St.	Convert 2 vacant "Best Foods" buildings into live/work.	7/22/98
98.124D	62	600 blk Clementina	Renovate 4 buildings for use as 62 live/work units.	9/10/98
98.171Q	16	655 Tennessee St.	Construct 16 unit new live/work condominium.	5/7/98
98.358Q	20	695 5th St.	Build 20 unit new live/work condominium.	8/26/98
98.542Q	16	2875 21 St.	Build 16 unit new live/work condominium.	7/20/98
98.685Q	20	655 5th St.	Construct 20 unit new live/work condominium.	8/26/98
98.924Q	14	1100 Howard St.	14 unit new live/work condominium.	11/13/98

*Cases requiring Conditional Use review are subject to the City's 10% affordable inclusionary housing requirement.

4. Affordable Housing Major Projects in the Pipeline

List 4

AFFORDABLE HOUSING*
MAJOR PROJECTS IN THE PIPELINE
Projects Under Review, Approved, or Under Construction as of 5/1/99

Address/Project Name	Units	Population Served / Income Level / Sponsor
North Beach Hope VI site	360	Public and affordable housing/SFHA
Valencia Gardens Hope VI site	320	Public and affordable housing/SFHA
1045 Mission St.	258	Renters/mixed income/Emerald Fund
Yerba Buena Plaza East Hope VI site	193	Public and affordable housing/SFHA
Bernal Dwellings Hope VI site	160	Public and affordable housing/SFHA
222 Schwerin	148	Family/very low/Catholic Charities
80 6th St./Delta Hotel	140 SRO	Singles/extremely low/GP, TODCO
55 Mason/Ambassador Hotel	130 SRO	Singles, HIV & AIDS/extremely low & very low/TNDC
868 Kearny St./International Hotel	104	Seniors/very low/International Hotel Inc.
McAllister & Fillmore/McAllister Mews	104	Homeowners & renters/lower, low & moderate/Alamo Square LLC
145 Eddy/West Hotel	100 SRO	Singles, HIV & AIDS/very low /TNDC
1029 Presidio Bldg/Veterans Academy	100 SRO	Homeless veterans/very low/Swords to Plowshares
1 Church St./Church St. Apartments	93	Families, HIV & AIDS/extremely low, very low & lower/ BRIDGE Housing Corp.
301 Ellis St./Presentation Senior Community	93	Seniors/very low/Mercy Charities Housing
150 Britton	92	Family/very low & Sec. 8/HCDC
500 Raymond St.	91	Seniors/very low/JKSC, Mercy Charities, HCDC
1040 Bush St./Mary Elizabeth Inn	88 SRO	Homeless women/very low/Mary Elizabeth Inn
827 Howard St.	85	Seniors/very low/TODCO
418-422 Valencia/Apollo Hotel	80 SRO	Special needs/low/MHDC
1095 Mission/Grand Southern	75 SRO	Singles/low/TODCO
1820 Post St./Golden Gate Apartments	72	Families/low/CCDC
1530 Fell St.	70 beds	Homeless families/extremely low/Hamilton Family Center

List 4

AFFORDABLE HOUSING*
MAJOR PROJECTS IN THE PIPELINE
Projects Under Review, Approved, or Under Construction as of 5/1/99

Address/Project Name	Units	Population Served / Income Level / Sponsor
3101 Mission St./Bernal Gateway	56	Families/very low/Bernal Heights Housing Corp.
333 Taylor St./Cecil Williams House	52	Renters/very low/Glide Foundation
1555 Turk St./Laurel Gardens	52	Families/low/Bethel AME
141 Leland/Leland House	45 beds	HIV and AIDS/very low/Catholic Charities
5199 Mission St.	30	To be determined.
4417 3rd St./North Gateway Apartments	30	Families, HIV & AIDS/extremely low & very low/SF Housing Development Corp.
4445 3rd St.	30	Families/low/SF Housing Development Corp.
Hudson & Whitney Young Circle/Stoneyhill Summit	27	First-time homebuyers/low & moderate/Summit Partners
529 Minna St./Minna Park Family Apartments	26	Families/extremely low & very low/Minna Russ Housing Development
951 Eddy St.	24	Public and affordable housing/SFHA
864 Ellis St.	24	Youth/very low/TNDC
770 La Playa/La Playa Apartments	14	Families, mental disabilities/very low/Progress Foundation
1601 Howard St.	12	Families/very low & lower/TNDC
415 Bay St./Arc Housiing	9 units 23 beds	Develop. dis. adults/extremely low/The Arc San Francisco

*Includes acquisition and rehabilitation projects

Source: Mayor's Office of Housing, San Francisco Redevelopment Agency, San Francisco Housing Authority

Note: Refer to page 54 for project sponsor abbreviations.

5A 1987-1998: Live/work Projects Completed (4 or more units)

5B Live/work Projects in the Pipeline (4 or more units)

List 5A

1987-1998: LIVE/WORK PROJECTS COMPLETED

with 4 or more units

Year	Address		Block	Lot	Units	St.	Zoning	District
1998	465	10th St.	3525	59	18		SLR	SOMA
	88	Guy Pl.	3749	63	17		M-1	SOMA
	540	Delancey St.	3774	2	16		M-1	SOMA
	635	Tennessee	3995	19	16		M-2	SOMA
	655	Tennessee	3995	28	16		M-2	SOMA
	1116	Folsom St.	3730	13	15		SLR	SOMA
	646	Minna St.	3727	98	12		SLR	Downtown
	755	Tennessee	4044	11	12		M-2	SOMA
	2030	3rd St.	3995	17	10		M-2	SOMA
	1099	Mississippi	4224	8A	10		M-1	SOMA
	18	Bernice St.	3522	78	8		SLR	South Central
	260	Clara St.	3753	73	8		RSD	SOMA
	236	Ritch St.	3776	92A	5		SLI	SOMA
1997	101	Harrison St.	3768	14	46		M-1	SOMA
	18	Lansing St.	3749	11	28		RC-4	SOMA
	25	Lucerne	3784	49	20		SLI	SOMA
	1	Clarence Pl.	3788	19	18		SLI	SOMA
	358	12th St.	3522	78	16		SLR	South Central
	49	Zoe	3776	88	16		SLI	SOMA
	139	Welsh	3777	14	12		SLI	SOMA
	2011	3rd St.	3994	8	12		M-2	SOMA
	340	6th St.	3754	6	10		SLR	SOMA
	2170	Harrison	3573	26	8		M-1	Mission
	281	Clara	3753	151	8		RSD	SOMA
	301	Langton	3780	63	6		SLI	SOMA
	164	Townsend	3788	11A	6		SLI	SOMA
	2727	Mariposa	4016	1	5		M-1	Mission
	229	8th St.	3730	37	4		SLR	SOMA
	685	Tennessee	3995	26	4		M-2	SOMA
	675	Tennessee	3995	27	4		M-2	SOMA
	615	Tennessee	3995	14	4		M-1	SOMA
	3121	20th St.	4084	37	4		C-M	Mission
1996	81	Lansing	3749	60	33		M-1	SOMA
	125	Gilbert	3784	95	18		SLI	SOMA
	74-76	Brady	3504	14	16		C-M	Mission
	610	Illinois	3994	12	15		M-2	SOMA
	340	1st St.	3749	14	14		RC-4	SOMA
	43	Boardman Pl.	3779	91	14		SLI	SOMA

List 5A

1987-1998: LIVE/WORK PROJECTS COMPLETED

with 4 or more units

Year	Address		Block	Lot	Units	St.	Zoning	District
	226	Ritch	3776	102	9		SLI	SOMA
	375	Potrero	3961	22	5		M-1	Mission
	356	12th St.	3522	7	4		SLR	South Central
	350	12th St.	3522	85	4		SLR	South Central
	1375	Harrison	3525	71	4		SLR	SOMA
	741	Natoma	3728	29	4		SLR	Downtown
	159	Russ	3731	91	4		RED	SOMA
	56	Moss	3731	154	4		RED	SOMA
	11	Brush Pl.	3755	87	4		SLR	SOMA
1995	728	Alabama	4083	6	30		M-1	Mission
	1695	18th St.	4034	4	29		M-1	SOMA
	161	Gilbert	3784	95	16		SLI	SOMA
	50	Lucerne	3784	94	12		SLI	SOMA
	533	2nd St.	3774	48	10		M-1	SOMA
	751	Natoma	3728	90	8		SLR	Downtown
	755	Florida	4081	17	7		M-1	Mission
	55	Norfolk	3521	50	6		SLR	Mission
	1220	Folsom	3729	9	4		SLR	SOMA
1994	469	Clementina	3732	37	20		RSD	SOMA
	954	Natoma	3510	61	8		SLR	Downtown
	328	Ritch	3787	142	8		SLI	SOMA
	38	Lusk	3787	144	6		SLI	SOMA
	15	Grace	3509	25	4		SLR	Inner Sunset
	75	Sheridan	3519	80	4		SLR	SOMA
1993	701	Minnesota	4060	6	54		M-2	SOMA
	20	South Park	3775	47	10		SLI	SOMA
	1489	Folsom	3519	52	9		SLR	SOMA
	375	10th St.	3519	72	8		SLR	SOMA
	65	Norfolk	3521	59	6		SLR	Mission
	83	Lafayette	3511	87	4		SLR	Mission
1992	355	Bryant	3774	75	44		SSO	SOMA
	960	Natoma	3510	34A	4		SLR	Downtown
	485	Tehama	3732	173	4		RSD	SOMA
1991	601	4th St.	3787	140	85		SLI	SOMA
	940	Battery	136	4A	10		C-2	Northeast
1990	461	2nd St.	3764	71	127		SSO	SOMA
	600	York	4023	6	25		M-1	Mission
	601	Minnesota	4043	12A	19		M-2	SOMA
1989	499	Alabama	3969	1	79		M-1	Mission
	690	Potrero	4025	3B	15		M-1	Mission
	520	Hampshire	4016	1	6		M-1	Mission

List 5A

1987-1998: LIVE/WORK PROJECTS COMPLETED

with 4 or more units

Year	Address	Block	Lot	Units	St.	Zoning	District
1987	800 Meade	4991	135	46		RH-2	South Bayshore
	Total Units			1273			

List 5B

LIVE/WORK PROJECTS IN THE PIPELINE (with 4 or more units)

By Projects Under Review by Planning and Projects Approved by Planning, with Permits Issued, or Under Construction as of 5/1/99

Address	Block	Lot	Units	Zoning	District
Projects Under Review by the Planning Department					
168 Bluxome/683 Brannan	3785	20-21	177	SLI	SOMA
557 4th St.	3776	119	144	SLI	SOMA
2150 Folsom	3574	15	114	RH-3	Mission
520 Brannan St.	3777	38	90	SLI	SOMA
1325 Indiana	4228	11	78	M-2	SOMA
548 Brannan	3777	41	72	SLI	SOMA
855 Folsom	3752	72	68	RSD	SOMA
1247 Harrison	3757	63-66	64	SLI	SOMA
600 Clementina	3730	49	62	SLR	SOMA
1082 Pennsylvania	4224	8	56	M-1	SOMA
386 Alabama	3967	1	52	M-1	Mission
690 4th St.	3786	8	51	SSO	SOMA
950 Harrison	3753	20	46	RSD	SOMA
2002 3rd St.	3995	23	40	M-1	SOMA
301 Bryant	3774	1	38	M-1	SOMA
530 Folsom	3736	17	33	C-3-O	SOMA
1250 Missouri	4287	14	32	M-1	South Bayshore
528 6th St.	3779	3	30	SLI	SOMA
22 Morris	3778	42	30	SLI	SOMA
125 Napoleon	5230	21	30	M-2	South Bayshore
1378 Tennessee	4229	3	30	M-2	SOMA
1050 Iowa	4226	16	26	M-1	Mission
590 6th St.	3779	13	24	SLI	SOMA
730 Florida	4082	9	24	M-1	Mission
3338 17th St.	3569	83	20	NC-3	Mission
460 Natoma	3725	52	20	C-3-S	Downtown
1233 Howard	3729	70	20	SLR	SOMA
131 Missouri	3985	24	20	M-1	SOMA

List 5B

LIVE/WORK PROJECTS IN THE PIPELINE (with 4 or more units)

By Projects Under Review by Planning and Projects Approved by Planning, with Permits Issued, or Under Construction as of 5/1/99

Address	Block	Lot	Units	Zoning	District
Projects Under Review by the Planning Department (continued)					
700 Illinois	4045	4	20	M-2	SOMA
1099 23rd St.	4228	2	20	M-2	SOMA
360 6th St.	3754	8	19	SLR	SOMA
101 Mississippi	3987	8	18	M-2	SOMA
1301 Sansome	85	5	17	C-2	Northeast
439 Bryant	3775	85	16	SLI	SOMA
130 Morris	3778	21	16	SLI	SOMA
2068 3rd St.	3994	2	16	M-2	SOMA
1000 Pennsylvania	4224	42	16	M-1	SOMA
2327 26th St.	4329	15	16	M-1	South Bayshore
1488 Harrison	3520	19	15	SLR	SOMA
322 6th St.	3754	3	15	SLR	SOMA
670 8th St.	3782	10	15	M-2	SOMA
1050 17th St.	3948	2A	15	M-2(MB)	SOMA
761 Tehama	3729	90	14	SLR	SOMA
113 Stillman	3762	122	14	SLI	SOMA
993 Tennessee	4108	19	14	M-2	SOMA
1790 Armstrong	5418	3	14	M-1	South Bayshore
3175 17th St.	3574	48	13	C-M	Mission
1132 Howard	3727	15	13	SLR/RED	Downtown
1320 Mission	3508	20	12	C-3-G	Downtown
1025 Minna	3511	70	12	RED	Mission
500 Bryant	3762	9	12	SLI	SOMA
60 Zoe	3776	62	12	SLI	SOMA
1578 Indiana	4318	20	12	M-2	South Bayshore
1588 Indiana	4318	21	12	M-2	South Bayshore
828 Innes	4645	12	12	M-1	South Bayshore
427 14th St.	3546	29	10	RM-1	Mission

List 5B

LIVE/WORK PROJECTS IN THE PIPELINE (with 4 or more units)

By Projects Under Review by Planning and Projects Approved by Planning, with Permits Issued, or Under Construction as of 5/1/99

Address	Block	Lot	Units	Zoning	District
Projects Under Review by the Planning Department (continued)					
1150 Folsom	3730	18	10	SLR	SOMA
699 Pennsylvania	4104	2	10	M-1	SOMA
1200 Connecticut	4324	4	10	RM-2/M-1	Potrero Hill
800 Pennsylvania	4167	11	9	M-1	SOMA
2620 3rd St.	4172	16	9	NC-2	SOMA
370 12th St.	3522	11	8	SLR	South Central
1049 Market	3703	67	8	C-3-G	Downtown
19 Clementina	3736	119	8	C-3-S	SOMA
108 Langton	3755	102	8	RED	SOMA
100 Stillman	3762	125	8	SLI	SOMA
200 Brannan	3774	15	8	M-1	SOMA
1171 Sansome	113	40	6	RH-3/C-2	Northeast
236 Clara	3753	64	6	RSD	SOMA
712 Bryant	3760	15	6	SLI	SOMA
475 Hampshire	3973	2E	6	M-1	Mission
2134 Folsom	3574	7	4	M-1	Mission
725 Tehama	3729	67	4	SLR	SOMA
1227 Folsom	3756	44	4	SLR	SOMA
675 Townsend	3799	7	4	M-2	SOMA
1228 25th St.	4227	13A	4	M-2	SOMA
Projects Approved by Planning, with Permits Issued, or Under Construction					
175 Bluxome	3785	7	102	SLI	SOMA
650 Delancey	3789	25	66	M-2	SOMA
555 Florida St.	4017	1	64	M-1	Mission
1207 Indiana	4228	2	60	M-2	SOMA
1001 Mariposa/208 Pennsylvania	4000	25	56	M-1	SOMA
720 York St.	4080	1	54	M-1	Mission
1800 Bryant	3970	5	48	M-1	Mission

List 5B

LIVE/WORK PROJECTS IN THE PIPELINE (with 4 or more units)

By Projects Under Review by Planning and Projects Approved by Planning, with Permits Issued, or Under Construction as of 5/1/99

Address	Block	Lot	Units	Zoning	District
Projects Approved by Planning, with Permits Issued, or Under Construction (continued)					
696 Pennsylvania	4103	27	48	M-1	SOMA
36 5th St.	3704	2	38	C-3-G	Downtown
575 Harrison	3764	69	33	SSO	SOMA
346 1st St.	3748	32	29	RC-4	SOMA
725 Florida St.	4081	11B	28	M-1	Mission
245 5th St.	3733	58	26	C-3-S	SOMA
599 3rd St.	3775	23	24	SLI	SOMA
598 Hampshire	4015	2	24	M-1	Mission
249 Shipley	3753	66	24	RSD	SOMA
650 2nd St.	3788	2A	23	SSO	SOMA
580 Howard	3721	21	22	C-3-O(SD)	Downtown
719-721 Minna	3728	88	22	SLR	Downtown
1097 Howard	3731	43	22	SLR	SOMA
340 Townsend	3786	14B	20	SSO	SOMA
394 Townsend	3786	17	20	SSO	SOMA
999 16th St.; 49 Missouri St.	3951	1	20	M-2	SOMA
2030 3rd St.	3995	24	20	M-2	SOMA
2050 3rd St.	3995	24	20	M-2	SOMA
1045 Mission	3726	109	19	SLR	Downtown
370 7th St.	3755	13	18	SLR	SOMA
1405 Indiana	4293	17	18	M-2	South Bayshore
2501 Harrison	4147	32	16	RH-2	Mission
2147 Folsom	3573	4	16	M-1	Mission
2020 3rd St.	3995	25	16	M-1	SOMA
2501 Harrison	4147	32	16	C-M	Mission
965 Harrison	3753	134	15	RSD	SOMA
1100 Howard	3727	7	14	SLR	Downtown
1227 Mission	3728	74	12	SLR	Downtown

List 5B

LIVE/WORK PROJECTS IN THE PIPELINE (with 4 or more units)

By Projects Under Review by Planning and Projects Approved by Planning, with Permits Issued, or Under Construction as of 5/1/99

Address	Block	Lot	Units	Zoning	District
Projects Approved by Planning, with Permits Issued, or Under Construction (continued)					
971 Howard	3732	115	12	RSD	SOMA
249 Shipley	3753	66	12	RSD	SOMA
549 3rd St.	3775	71	12	SLI	SOMA
321 Langton	3780	82	12	SLI	SOMA
466 Tehama	3732	115	12	RSD	SOMA
59 Rodgers	3755	68	11	SLR	SOMA
826 Folsom	3733	16	10	RSD	SOMA
1025 17th St.	3987	14	10	M-2	SOMA
805 Minnesota	4107	25	10	M-2	SOMA
3100 18th St.	3573	24	9	M-1	Mission
1145 Howard	3730	88	8	SLR	SOMA
1568 Indiana	4318	19	8	M-2	South Bayshore
370 De Haro	3956	7	7	M-2	SOMA
2211 26th St.	4327A	8	6	M-1	South Bayshore
142 Russ	3731	81	6	RED	SOMA
2940 Folsom	6525	8	6	RH-2	Mission
633 Hampshire	4025	12	6	M-1	Mission
21 Stillman	3763	36	5	SSO	SOMA
54 Harriet	3731	103	4	RSD	SOMA
727 Florida	4081	18	4	M-1	Mission
Total Units			**3,284**		

ACKNOWLEDGMENTS

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1999 HOUSING INVENTORY

San Francisco Planning Department
October 2000

1999 HOUSING INVENTORY

San Francisco Planning Department
October 2000

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INTRODUCTION

The *Housing Inventory* is a statistical report of San Francisco's housing production trends and projections. It has reported changes in the City's housing stock, including housing construction, demolition, and alterations, since 1967. This report is 33rd in the series and presents housing production activity during 1999.

The *Housing Inventory*, by monitoring changes in San Francisco's housing stock, provides a basis for evaluating the San Francisco *General Plan*'s Residence Element housing production goals and policies. Housing policy implications that may arise from the data in this report are not considered here.

The *Housing Inventory* details housing production which begins with a project application being filed with the City. The application is reviewed by the Planning Department for compliance with zoning and other applicable policies. If the Planning Department approves the project, the Department of Building Inspection (DBI) then reviews it for compliance with the Building Code and, if approved, issues a permit authorizing construction. Next, the project begins construction. When the project is finished and passes DBI's inspection, DBI issues a Certificate of Final Completion. The *Housing Inventory* reports annual net gain in housing units citywide and by planning district. Net gain is the number of newly constructed units with Certificates of Final Completion issued adjusted for alterations—which can add or subtract units—and demolitions. Live/work projects, condominiums, and changes in the residential hotel stock are other areas of interest covered. Another section is devoted to affordable housing production and guidelines. In addition, a regional perspective is provided by listing nine-county housing construction activity. Finally, lists of major projects completed and in the pipeline are presented..

The Association of Bay Area Governments (ABAG) in its *Projections 2000* forecasts an increase of 15,900 households between 2000 and 2020. In the next decade, to 2010, 10,580 new households are anticipated, or 1,058 per year. Past *Housing Inventories* have reported ABAG's housing growth forecasts. Last year, the forecast from *Projections 98* was for a growth of about 1,440 households per year through 2010. Between 1995 and 1999, however, the net gain in housing units in San Francisco was 794.

In preparation for the current cycle of General Plan Housing Element updates, ABAG is now establishing "housing needs" goals which cities and counties in the Bay Area must use in developing housing policy, particularly in the housing elements of their general plans. This annual housing goal for San Francisco, currently in draft form, is about 2,700 per year through 2006. Of this number, 26% should be units affordable to households with "very low" incomes, 10% to those with "low" incomes, and 28% to those with "moderate" incomes. San Francisco will use these goals when

developing an updated Residence Element of the *General Plan.* This effort will be undertaken during the 2000-2001 fiscal year.

Data about projects completed are obtained from the Department of Building Inspection, the Department of Public Works' Condominium Subdivision Office and DBI's Housing Inspection Services Division. Data for projects requiring City Planning Commission approval are obtained from City Planning Department records. Information on affordable projects is provided by the Mayor's Office of Housing, the San Francisco Housing Authority, and the San Francisco Redevelopment Agency. The Construction Industry Research Board provides Bay Area nine-county data. The City Assessor's Office, California State Census Data Center, and project sponsors also provide data.

Copies of this and earlier reports can be obtained from the San Francisco Planning Department, Fifth Floor, 1660 Mission Street, San Francisco, CA 94103-2414.

Staff contact: Teresa Ojeda, phone (415) 558-6251, FAX (415) 558-6426.

KEY FINDINGS

Housing Production

The net gain in housing units completed during 1999 (units added minus units lost) was 1,285 units, the largest gain since 1991 and 47% more than the net gain in 1998.

New construction added 1,225 units to the City's housing stock, a 35% increase over that produced the previous year. Alterations produced a net gain of 158 dwelling units in 1999, far more than the previous year's 19 units.

Ninety-eight (98) housing units were demolished in 1999, an 82% increase from 1998.

Most of the new housing construction in 1999 occurred in districts zoned for uses other than residential: 38% in industrial and heavy commercial zoned lands; 19% in the South of Market area zoning districts, and 11% in neighborhood commercial districts. By building type, half (50%) of new construction was in higher density structures (20 or more units). Thirteen percent of new housing completed in 1999 were in the interim Industrial Protection Zone while 8% were in the interim Mixed Use Housing Zone.

Building permit activity is rising steadily. In 1999, permits were issued for 3,360 units, a 44% increase over 1998 and about twice the number of permits issued two years previous. With this continued increase in building permit activity, more housing units will become available in the next few years.

Live/work units continue to be a major source of housing production in San Francisco. The number of live/work units actually completed in 1999, 591, accounted for 46% of the year's net change in housing stock. And as of June 2000, over 3,360 live/work units were in the pipeline (under review by the Planning Department, approved by Planning, authorized for construction, or under construction).

Affordable Housing

Newly constructed affordable housing units completed in 1999 totalled 240, a 2.6% increase from 1998. This is almost 20% of the year's total new housing construction.

Most units (170 or 72%) were for families and 54 units were for seniors. Over a third (34% or 82 units) were built to meet the needs of very low income households.

Planning District Changes

In 1999, most new housing units were built in South of Market (415 or 34% of the citywide total). The Western Addition gained the second most new units with 220 units (or 18% of the citywide total).

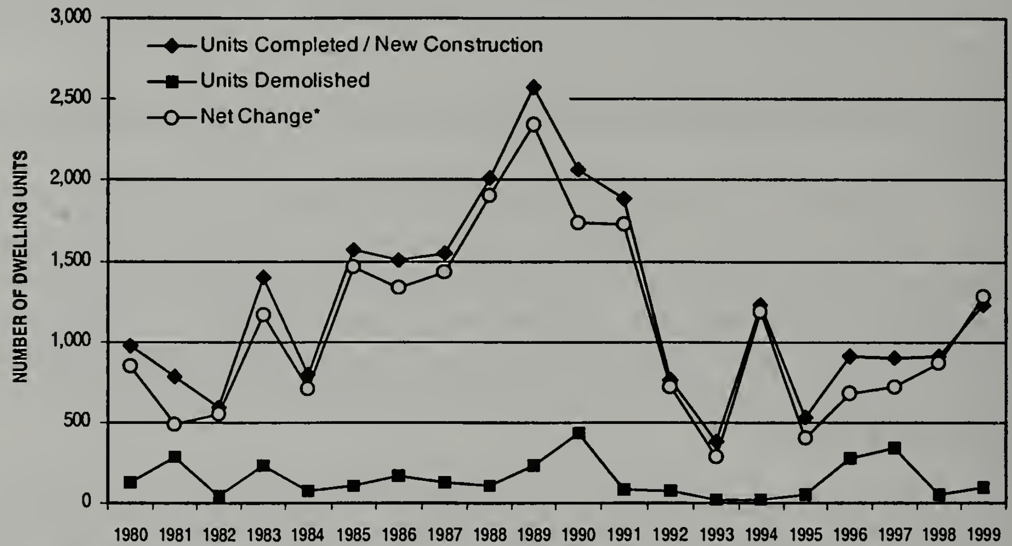
HOUSING PRODUCTION TRENDS

TWENTY YEAR OVERVIEW

Twenty-year trend lines for housing production are shown in *Graph 1* below for units completed, units demolished, and net change. The numbers of units completed and units approved from 1980 through 1999 are shown in *Graph 2* below.

Graph 1

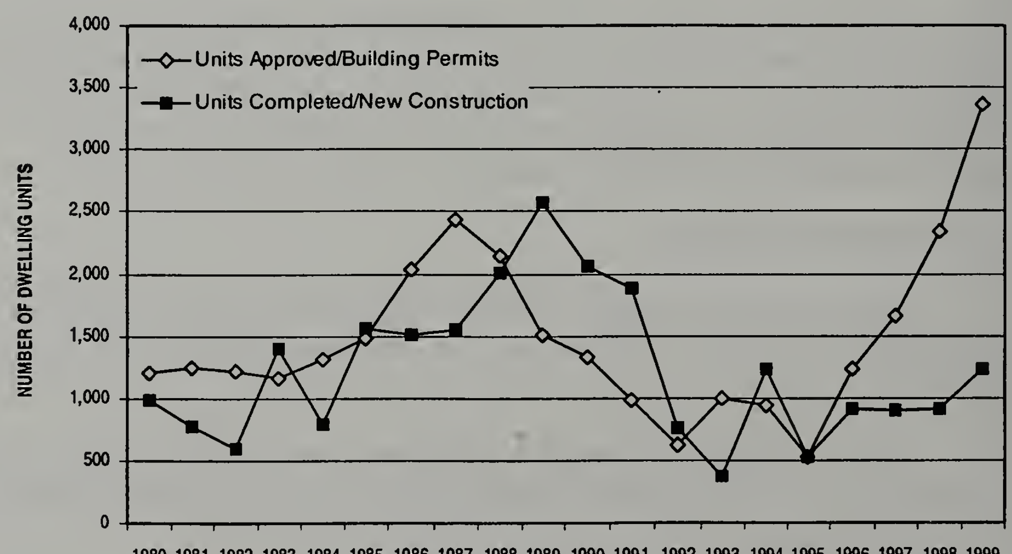
20-YEAR HOUSING PRODUCTION TRENDS



**Before 1990, Net Change did not include units gained or lost through alterations.*

Graph 2

UNITS APPROVED FOR CONSTRUCTION AND UNITS COMPLETED 1980 - 1999



In 1999, the net change in housing units was 1,285, a 47% increase over 1998. (Unit Net Change is the number of units newly constructed adjusted for alterations — which can add or subtract units — and demolitions.) While there were more housing units demolished in 1999 than in 1998, many of these are slated to be replaced. The net gain of units through alterations resulted in an additional 158 housing units. The number of units in residential projects with building permits issued showed a 44% increase over 1998 to equal 3,360 units.

Table 1

SAN FRANCISCO HOUSING TRENDS 1980 - 1999

Year	Units Approved / Building Permits	Units Completed / New Construction	Units Demolished	Net Gain or Loss by Alteration	Net Change*
1980	1,202	980	128		852
1981	1,242	780	288		492
1982	1,215	589	42		547
1983	1,167	1,400	233		1,167
1984	1,313	790	79		711
1985	1,479	1,568	105		1,463
1986	2,037	1,507	173		1,334
1987	2,442	1,553	127		1,426
1988	2,148	2,011	104		1,907
1989	1,508	2,573	228		2,345
1990	1,332	2,065	433	105	1,737
1991	987	1,882	90	(60)	1,732
1992	629	767	76	34	725
1993	1,001	379	26	(65)	288
1994	948	1,234	25	(23)	1,186
1995	525	532	55	(76)	401
1996	1,228	909	278	52	683
1997	1,666	906	344	163	725
1998	2,336	909	54	19	874
1999	**3,360**	**1,225**	**98**	**158**	**1,285**
TOTAL	**29,765**	**24,559**	**2,986**	**307**	**21,880**

** Before 1990, Net Change did not include units gained or lost through alterations.*

HOUSING PRODUCTION INDICATORS

Housing production moves through the following process: a project is reviewed and, if in order, is approved and then authorized for construction. Once construction is finished and the project passes inspection by the Department of Building Inspection (DBI), it is issued a certificate of final completion by DBI. The *Housing Inventory* reports those units in projects with certificates of final completion issued to them as adding to San Francisco's housing stock.

1
UNITS UNDER REVIEW

Proposed projects are first reviewed by the Planning Department for compliance with Zoning Code and other regulations and policies. The amount and type of projects under Planning review are indicators of current interest and future housing production (over approximately the next one to two years). Then they are reviewed by the Department of Building Inspection for compliance with the Building Code.

2
UNITS AUTHORIZED FOR CONSTRUCTION

The Department of Building Inspection issues building permits to projects which become "authorized for construction." Projects with building permits generally start construction within 90 days from the date the permit is issued. Start of construction may be delayed for up to a year; if the permit is not picked up or acted on, the permit may expire or be canceled. The number of units authorized for construction is a key indicator of future housing construction.

3
UNITS CERTIFIED COMPLETE

Certificates of Final Completion (CFC) are issued by DBI building inspectors to projects determined to be completed. Units certified complete are the total number of units within projects certified complete. Units certified complete is an indicator of changes to the City's housing supply resulting from units gained or lost from new construction, alterations, and demolitions.

Housing production is measured in terms of units rather than projects because the number of units in a project varies. Not all projects reviewed or approved are built. A project application may be withdrawn, disapproved, revised, or it may expire if, for example, a project is not financed. Housing production is also affected by changes in market conditions and the economy. However, once building construction starts, a project is usually completed in one to two years, depending on project size.

The next sections detail the housing indicators described above. In 1999, 1,225 units were certified complete by DBI. A total of 3,360 units were authorized for construction (i.e., with building permits issued) in 1999. As of May 1, 2000, there were about 3,237 units in 44 major projects (10 units or more) under City Planning Department review.

Units Certified Complete

For 1999, newly constructed and certified complete units totaled 1,225 or 316 units more than that newly constructed in 1998. Affordable units comprised almost 20% or 240 of these units. Most of the newly constructed units (64%) were in buildings with 10 or more units while in 1998, 70% were in such buildings. The five-year period between 1995 and 1999 averaged 896 newly constructed units per year compared to 1,265 units per year for the previous five-year period of 1990 to 1994. The most units certified complete in one year in the last 20 years was in 1989 when 2,573 new units were completed and the fewest units were built in 1993 (379 units). A total of 10,808 units have been newly constructed since 1990.

Major market-rate projects completed in 1999 included the 160 unit Aurora Apartments on 399 4th Street, 36 units at 2295 Bush Street, and 33 units at 575 Harrison Street. Major affordable projects completed in 1999 included the 104-unit McAllister Mews on McAllister and Fulton Streets, the 54-unit Geraldine Jones Manor on 5545 Third Street, the 52-unit Cecil Williams House on 333 Taylor Street and the 26 unit Minna Park Apartments on 529 Minna Street. Units gained through alterations totaled 158 units, including 154 live/work units in eight projects. In 1999, 98 units were demolished.

Units Authorized for Construction

In 1999, the total number of units authorized for construction (i.e., with building permits issued) was 3,360, a 44% increase over 1998. The 1999 number has surpassed the peak reached during the last 20 years of 2,442 units in 1987. The robust economy continues to fuel housing production.

The number of units authorized for construction since 1995 is summarized in *Table 2* below. Major projects authorized for construction in 1999 are described in *List 2A* beginning on page 48. Because there is sometimes a delay in receiving the certificate of final completion from the Department of Building Inspection, these lists include some projects where construction is substantially complete.

Major affordable projects in this category include the 55-unit Bernal Gateway on 3101 Mission Street, and 48 units at 145-8th Street.

Table 2

UNITS AUTHORIZED FOR CONSTRUCTION

Year	Units Authorized by Building Type					Total Projects
	Single	2 Units	3-4 Units	5+ Units	Total	
1995	106	64	121	224	515	194
1996	170	168	77	813	1,228	315
1997	217	80	73	1,296	1,666	322
1998	178	180	99	1,879	2,336	401
1999	**50**	**154**	**76**	**3,080**	**3,360**	**211**

Units Under Review

The number of units in projects under Planning Department review continues to grow. In May 1, 1999, some 3,500 units in 57 major projects were under review. As of May 1, 2000, 3,613 units in 51 major projects of 10 units or more had come on line for Planning Department consideration. Together with smaller scale projects, the number of units under department review totalled 3,815 in 144 projects. This substantial increase in activity has been spurred by the region's continuing strong economy. The current demand for housing in San Francisco is much greater than the supply, with vacancy rates of about 1%.

The projects in *List 3*, pages 51-53, are major projects as of May 1, 2000 which require special Planning review such as conditional use, environmental review, or variance. The list does not include projects requiring only a building permit or major projects which have not filed for formal Planning review.

The substantial number of units under review by the Planning Department indicate that in the next one to two years San Francisco's housing stock should noticeably increase.

SAN FRANCISCO'S HOUSING SUPPLY

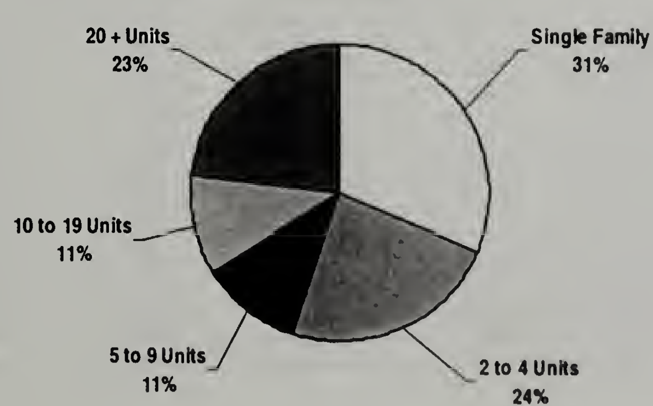
New construction, alterations, and demolitions change the City's housing supply. The annual net gain is the sum of units completed from new construction and alterations minus units lost from demolition and alterations. The housing stock had a net gain of 1,285 units in 1999, an increase of 411 units or 47% over 1998. The City's net gain since 1990 is 9,636 units, 68% of which are in buildings with 20 or more units. This net gain is comprised of 10,808 newly constructed units, 307 units gained through alterations, and 1,479 units demolished.

Net gain by planning district is reported in *Table 24*, beginning on page 30. *Table 3* and *Graph 3* below illustrate San Francisco's housing stock by building type. Net gain from 1990 to 1999 shown in *Table 3* below (9,544 units) does not include 92 units for which the building type is unknown. The City's housing stock is approximately equally divided into one-third single family homes, one-third moderate density buildings (two to nine units), and one-third higher density structures (ten or more units).

Table 3

SAN FRANCISCO HOUSING STOCK by Building Type as of December 31, 1999

	Single Family	2 to 4 Units	5 to 9 Units	10 to 19 Units	20 + Units	TOTAL UNITS
1990 Base Census	105,263	78,889	36,981	36,211	71,127	328,471
Net Gain 1990 to 1999	428	1,286	387	971	6,472	9,544
TOTAL UNITS	**105,691**	**80,175**	**37,368**	**37,182**	**77,599**	**338,015**



Graph 3

SAN FRANCISCO HOUSING STOCK by Building Type as of December 31, 1999

DEMOLITION AND ALTERATION OF HOUSING UNITS

Residential Demolitions

In 1999, 98 residential units were demolished, an 82% increase from 1998. In 1996 and 1997, most of the 622 units demolished were public housing, clearing the ground for new public and affordable housing to be built. Citywide trends in residential demolition activity are reported in *Graph 1* and *Table 1* on pages 4 and 5 respectively.

Table 4 below details residential demolition by building type for the five years since 1995. *Table 5* reports demolition by zoning classification for 1999.

Table 4

UNITS DEMOLISHED BY BUILDING TYPE, 1995 - 1999

Year	Units by Building Type					
	Number of Buildings	Single	2 Units	3 to 4 Units	5 + Units	TOTAL
1995	39	33	2	13	7	55
1996	54	31	10	4	233	278
1997	50	29	10	3	302	344
1998	49	36	12	6	-	54
1999	**69**	**55**	**12**	**21**	**10**	**98**

Table 5

1999 RESIDENTIAL UNITS DEMOLISHED BY ZONING CLASSIFICATION

Zoning District	Buildings Demolished	Units Demolished		Total Units Demolished	
		Single Family	Multi-Family	Number	Percent
Hayes NCD	1	-	5	5	5.1%
NC-2	2	1	3	4	4.1%
NC-3	7	2	20	22	22.4%
North Beach NCD	1	1	-	1	1.0%
RC-1	1	1	-	1	1.0%
RH-1	19	19	-	19	19.4%
RH-2	26	24	4	28	28.6%
RH-3	5	2	7	9	9.2%
RM-1	6	5	2	7	7.1%
RM-2	1	-	2	2	2.0%
TOTAL	**69**	**55**	**43**	**98**	**100.0%**

Alterations and Conversions

The vast majority of building permits issued are for residential alterations. Most alteration permits are for improvements within existing buildings or dwelling units. Some alterations expand the building envelope without increasing the number of units in the building. This report examines alterations where dwelling units are either gained or lost from San Francisco's housing stock.

Dwelling units are lost by merging small units into larger units, by conversion to commercial use, or by City code abatement. In 1999, 102 units were eliminated by alteration permits. Of these, 29 units were eliminated by City code enforcement and 72 units by merger alterations, and one through conversion.

Dwelling units are gained by horizontal and vertical additions, conversions to residential use, and legalization of illegal units. In 1999, 260 units were gained by alteration permits, a 280% increase from the number gained in 1998. The majority of alterations add a single unit. However, in 1999, eight live/work conversion projects added a total of 154 units.

The 1999 net change from alteration permits was a gain of 158 units (260 units added and 102 units lost). This is a substantial increase from 1998's net gain of 19 units which was the smallest gain since units added or lost began to be tracked in 1990.

Table 6

UNITS ADDED OR ELIMINATED THROUGH ALTERATION PERMITS, 1995 - 1999

Year	Units Added	Units Eliminated	Net Change
1995	62	138	(76)
1996	147	95	52
1997	248	85	163
1998	93	74	19
1999	**260**	**102**	**158**
TOTAL	**810**	**494**	**316**

Table 7

UNITS LOST THROUGH ALTERATION AND DEMOLITION, 1995 - 1999

Year	Alterations			Units Demolished	Total Units Lost
	Illegal Units Removed	Units Merged into Larger Units	Units Converted		
1995	82	51	6	55	194
1996	60	35	-	278	373
1997	60	20	5	344	429
1998	40	34	-	54	128
1999	**29**	**72**	**1**	**98**	200
TOTAL	**271**	**212**	**12**	**829**	**1,324**

HOUSING CHARACTERISTICS

TYPES OF BUILDINGS

San Francisco's current housing stock is approximately equally divided into one-third single family homes, one-third moderate density buildings (two to nine units), and one-third higher density structures (ten or more units). The housing stock distribution is slowly moving toward a larger percentage of higher density buildings. Between 1990 and 1999 (see *Table 8*), 17% of new construction was of units in single-family and two-unit buildings, compared to 72% of new units being in buildings with 10 or more units. In 1999, 64% of newly constructed units were built in higher density buildings (10 or more units), compared to 70% in 1998.

Graph 4 on the next page also shows that many of the units newly constructed during the last ten years were in buildings of 20 or more units. In the early 1990s, overall housing production declined along with the decline in the number of large projects completed. The increase in 1994 can be attributed to the completion of several large affordable housing projects. Construction of units in large multi-unit projects peaked between 1989 and 1991 when large mixed-use residential developments were completed in San Francisco redevelopment areas and in mixed-use commercial districts. More single-family homes were built in 1999 compared to 1998 (a 55% increase), while the number of units in the higher density buidlings increased by 22%. Half of all new construction completed in 1999 was in the highest density buildings, those with 20 or more units, as illustrated in *Graph 5* on the following page.

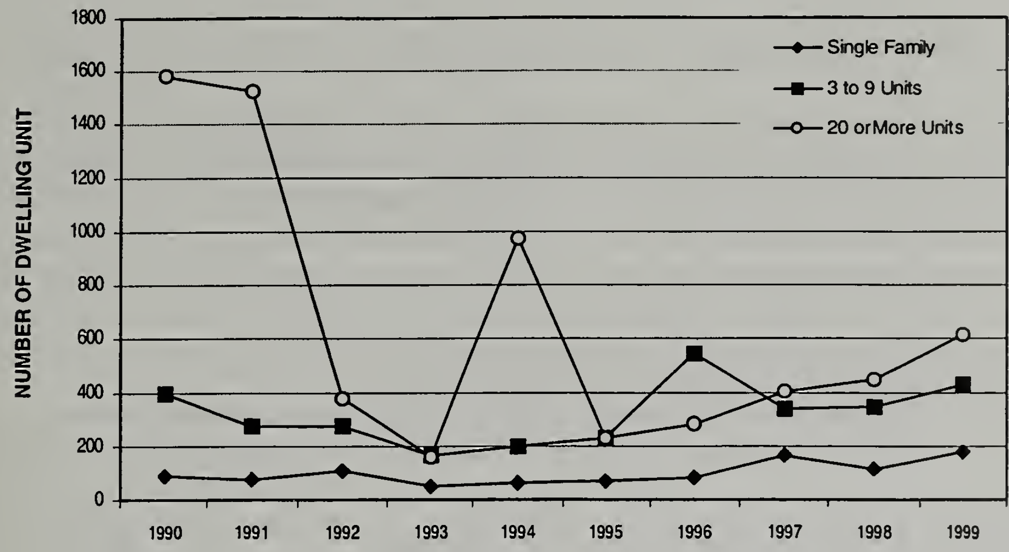
Table 8

NEW CONSTRUCTION UNITS COMPLETED BY BUILDING TYPE 1990 - 1999

Year	Single Family	2 Units	3 to 9 Units	10 to 19 Units	20 or More Units	TOTAL UNITS
1990	89	48	190	156	1,582	2,065
1991	79	62	129	87	1,525	1,882
1992	111	100	96	79	381	767
1993	51	74	56	36	162	379
1994	63	62	121	16	972	1,234
1995	69	54	89	89	231	532
1996	84	142	159	241	283	909
1997	165	100	127	110	404	906
1998	117	60	96	190	446	909
1999	**181**	**106**	**160**	**162**	**616**	**1,225**
TOTAL	**1,009**	**808**	**1,223**	**1,166**	**6,602**	**10,808**
Percent	9.3%	7.5%	11.3%	10.8%	61.1%	100.0%

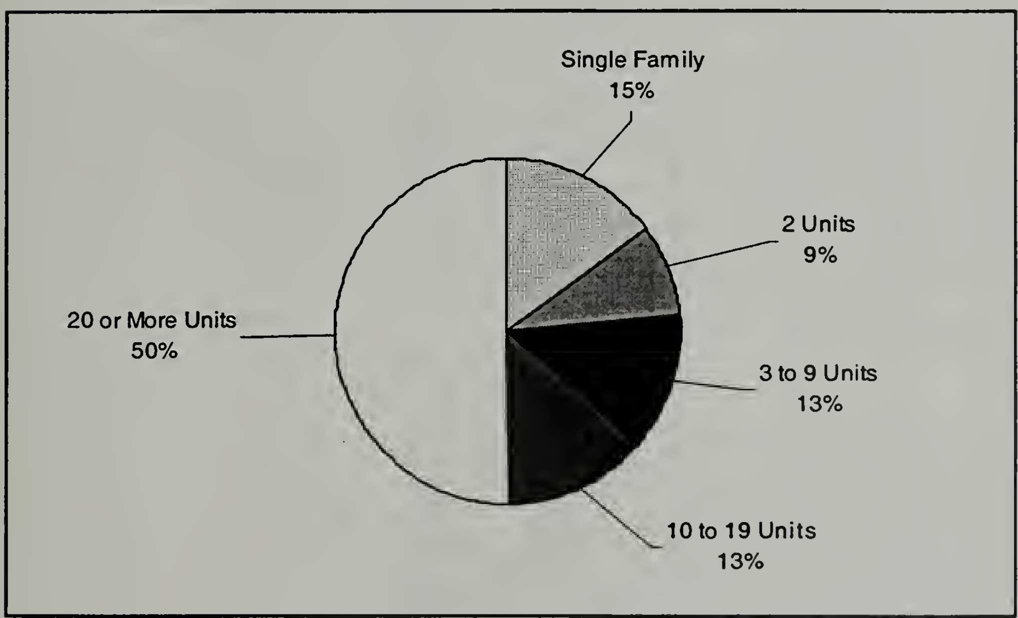
Graph 4

HOUSING UNITS CONSTRUCTION BY BUILDING TYPE, 1990 - 1999



Graph 5

1999: NEW UNITS COMPLETED BY BUILDING TYPE



UNIT SIZE

Unit size data indicate the kinds of households served by new housing construction (e.g., small units for single persons and three bedroom units for larger family households). Many dwelling units in San Francisco are relatively small. The 1990 census reported that 44% of units were studios or one bedrooms; 31% were two bedroom units; and only 25% were three or more bedroom units (*Table 10*). Past *Housing Inventories* also have reported new construction by number of bedrooms. However, since 1997, the Planning Department has stopped recording such data.

Since new data are no longer available, below is a summary table of new construction built by number of bedrooms between 1990 and 1996 (except for 1993 when unit-size data were not recorded; 1990 data were included because the census occurred in April 1990 and so two-thirds of the year remained for units to be built). These data show a similar distribution to the base 1990 data. Many of the new units built (43%) were smaller, studios or one bedrooms.

Table 9

NEW CONSTRUCTION BY NUMBER OF BEDROOMS 1990 - 1996

Size of Unit	Units	Percent
Studio*	1,461	19.9%
One Bedroom	1,662	22.6%
Two Bedrooms	2,314	31.5%
Three Bedrooms	1,331	18.1%
Four or More Bedrooms	278	3.8%
Unknown	304	4.1%
TOTAL	**7,350**	**100.0%**

** Includes live/work units.*

Table 10

1990 BASE: HOUSING STOCK BY NUMBER OF BEDROOMS

Size of Unit	Units	Percent
Studio	49,178	15.0%
One Bedroom	94,522	28.8%
Two Bedrooms	102,964	31.3%
Three Bedrooms	59,387	18.1%
Four or More Bedrooms	22,420	6.8%
TOTAL	**328,471**	**100.0%**

Source: 1990 Census.

NEW CONSTRUCTION BY ZONING CLASSIFICATION

Most of the new housing construction in 1999 occurred in districts other than the traditional "R" zoning districts: 38% in lands zoned industrial or heavy commercial; 19% in the South of Market Mixed Use Districts, and 11% in neighborhood commercial districts. Still, 28% of all new housing in 1999 were built in residential zone lands. The remaining 4% of new housing were constructed in residential-commercial districts.

In August 1999, the City Planning Commission adopted two interim zoning controls covering industrial, heavy commercial and South of Market zoning districts: an

Table 11

1999: NEW CONSTRUCTION BY ZONING CLASSIFICATION

Zoning	Description	Bldgs	Units	% of Units
24th-Noe	24th Street & Noe Valley NCD	1	5	0.4%
C-M	Heavy Commercial District	1	16	1.3%
Hayes	Hayes-Gough NCD	1	8	0.7%
M-1	Light Industrial District	115	389	31.8%
M-2	Heavy Industrial District	6	57	4.7%
NC-1	Neighborhood Commercial Cluster	3	8	0.7%
NC-2	Small Scale NCD	5	15	1.2%
NC-3	Moderate Scale NCD	6	87	7.1%
NC-S	Neighborhood Commercial Shopping Center District	14	14	1.1%
Outer Clement	Outer Clement Street NCD	1	2	0.2%
RC-1	Residential Commercial Combined District, Low Density	1	3	0.2%
RC-4	Residential Commercial Combined District, High Density	1	52	4.2%
RED	South of Market Residential Enclave	4	42	3.4%
RH-1	Residential-House, One Family	56	62	5.1%
RH-1(D)	Residential-House, One Family (Detached)	1	1	0.1%
RH-1/RH-2	Residential-House, One Family / Residential-House, Two Families	1	2	0.2%
RH-2	Residential-House, Two Families	49	111	9.1%
RH-3	Residential-House, Three Families	4	10	0.8%
RM-1	Residential-Mixed District, Low Density	10	26	2.1%
RM-3	Residential-Mixed District, Medium Density	6	20	1.6%
RM-4	Residential-Mixed District, High Density	1	106	8.7%
RSD	South of Market Residential-Service	4	46	3.8%
SLI	South of Market Service-Light Industrial	1	16	1.3%
SLR	South of Market Light Industrial-Residential	4	54	4.4%
SSO	South of Market Service-Secondary Office	3	73	6.0%
TOTAL		**299**	**1,225**	**100.0%**

Industrial Protection Zone (IPZ) where new applications for residential and live/work uses would not be accepted; and a Mixed Use Housing Zone (MUHZ) where new residential and live/work uses would require conditional use authorization. In 1999, 164 (or 13%) of all new housing units completed were in the interim IPZ and 97 (or 8%) new dwelling units were in the MUHZ.

LIVE/WORK PROJECTS

This section provides a brief summary of live/work construction in response to the Planning Commission's request for and general public's interest in this information.

Live/work units combine an open area for working with an area for cooking and living and sometimes a loft space for sleeping. Because live/work units also serve as housing units, the Housing Inventory includes them in the overall housing unit totals even though under the Planning Code live/work units are a commercial use. Live/work units are also included in housing counts done by the Bureau of the Census and California State Department of Finance.

Over 1,918 live/work units have been created in San Francisco between 1987 and 1999. In 1999, 591 live/work units were completed, accounting for 46% of the housing construction net gain. This number includes 154 units gained through alterations and conversions. Most of these units are market-rate. More live/work units, an increase of 48%, were created in 1999 than in 1998. Indeed, total units completed in 1999 amounted to more than the combined totals of the previous three years. Live/work construction, moreover, continues to be popular in the City as over 3,500 live/work units are in the pipeline (under review by the Planning Department, approved by Planning, authorized for construction, or under construction) as of June 30, 2000.

Table 12

LIVE/WORK UNITS BY PLANNING DISTRICT

Planning District	Completed,* 1987-1999	In the Pipeline**
Bernal Heights	1	-
Buena Vista	-	1
Central	8	4
Downtown	123	114
Inner Sunset	10	-
Marina	-	2
Mission	272	577
Northeast	11	33
South Bayshore	54	162
South Central	33	12
South of Market	1,406	2,592
Western Addition	-	53
TOTALS	**1,918**	**3,550**

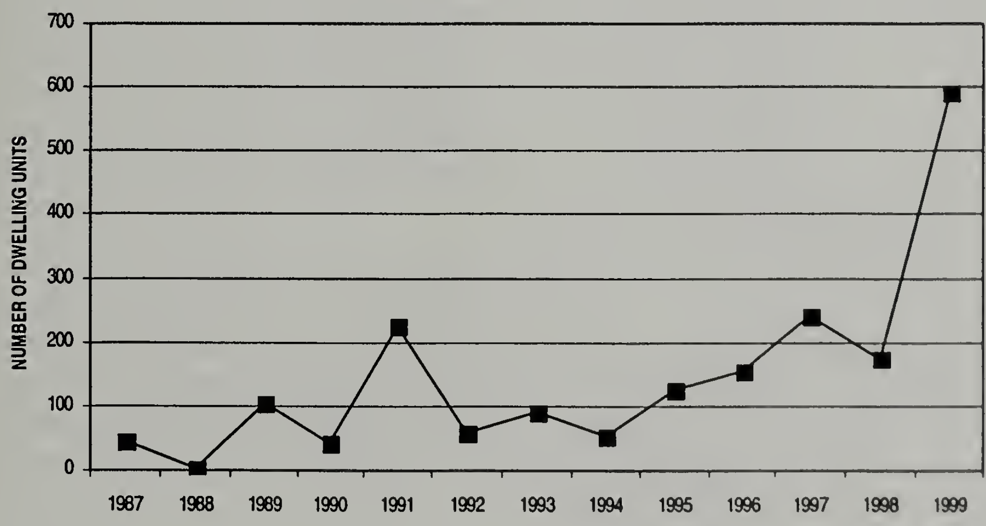
**Includes legalized and new units constructed.*

*** Includes units under Planning Department review, approved by Planning, with permits issued, or under construction as of June 30, 2000.*

Most of the early live/work projects were conversions from industrial/commercial buildings, but in recent years construction of new live/work units has surged. Project size varies from single accessory live/work units to large projects with 40 or more units. Most of the new live/work projects are wood-frame construction on in-fill sites in the South of Market planning district (which includes Potrero Hill, see map on page 28) and in the Mission planning district which includes the Northeast Mission Industrial Zone (see *Table 12*).

The data base for live/work projects has been recently revised and updated using records from both the Planning Department and Department of Building Inspection. Therefore, the numbers from previous *Housing Inventories* are now superseded by these updated data. Completed live/work projects with four or more units (1987-1999) are in *List 5A* on pages 59-61; projects in the pipeline (under review by the Planning Department, approved by Planning, with permits issued, or under construction) are in *List 5B*, pages 62-65.

Graph 6 below shows the number of live/work units certified complete by DBI between 1987 and 1999. *Table 12* on the previous page indicates that 72% (1,406) of completed live/work units are located in the South of Market planning district (see *Map1* on page 28). The Mission planning district follows with 14% or 272 live/work units. Of the proposed live/work units, 73% are to be located in the South of Market district and 15% in the Mission. In terms of zoning, as shown in *Table 13* on the next page, most completed live/work units are located in industrial zones M-1 and M-2, and the South of Market mixed use districts SLI, SLR, and SSO. Projects in the pipeline are concentrated in the M-1, SLI, M-2, and SLR zoning districts.



Graph 6

LIVE/WORK UNITS COMPLETED, 1987 - 1999

Table 13

LIVE/WORK UNITS BY ZONING CLASSIFICATION

Zoning	Completed 1987-1999*	In the Pipeline**		Zoning	Completed 1987-1999*	In the Pipeline**
C-1/M-1	54	-		RED	20	31
C-2	11	23		RH-2	71	8
C-3-G	-	106		RH-3	-	116
C-3-O	22	33		RM-1	-	14
C-3-O(SD)	-	1		RM-2/M-1	-	10
C-3-S	2	78		RSD	135	179
C-M	21	93		SLI	285	806
Hayes	-	3		SLR	275	345
M-1	454	828		SLR/RED	-	13
M-2	270	667		SPD	10	1
NC-2	1	11		SSO	224	140
NC-3	20	2		24th-Noe	-	3
RC-4	43	29		North Beach	-	10
TOTAL COMPLETED UNITS = 1,918						
TOTAL UNITS IN THE PIPELINE = 3,550**						

** Includes legalized and new units constructed.*

*** Includes units under Planning Department review, approved by Planning, with permits issued, or under construction as of June 30, 2000.*

CONDOMINIUMS

New Construction

The 1999 Bureau of the Census's American Community Survey noted that 61% of households in San Francisco rent and 39% own their homes. In 1990, the Census indicated that 65% of the City's households rented while 35% were homeowners. This slight increase in homeownership, however, still falls short of the national homeownership rate of 69%. Since the 1980 Census, the number of owner-occupied housing units has increased from 33%. This rising trend in homeownership in San Francisco has been attributed mainly to the increase in the number of large multi-unit condominiums and owner-occupied flats built beginning in the 1980s.

Table 14 reports new condominiums recorded by the Department of Public Work's Condominium Subdivision Office. Annual totals of condominiums recorded do not directly correlate with annual units completed because recordation in any given year may be of projects not yet completed or of projects completed in a previous year. The data indicate that condominium construction is, like all real estate, subject to market forces and varies from year to year. New condominium activity peaked in 1991 and 1992 and has decreased since then. In 1999, 407 condominiums were recorded by DPW, a 32% decrease from 1998. This number includes live/work condominiums recorded. Nearly 47% of the units recorded were in buildings with 20 or more units.

Major new rental and condominium projects completed within the last five years are in *List 1A* beginning on page 39. Large multi-unit developments generally file for condominium subdivision even though the units may initially be offered for rent.

Table 14

CONDOMINIUMS RECORDED BY DPW 1990 - 1999

Year	Units
1990	768
1991	1,251
1992	1,400
1993	487
1994	363
1995	515
1996	608
1997	563
1998	594
1999	407
TOTAL	6,956

Source: Department of Public Works, Bureau of Street Use and Mapping

Table 15

CONDOMINIUMS RECORDED BY BUILDING TYPE 1999

Building Type	Units
2 Units	44
3 to 4 Units	67
5 to 9 Units	56
10 to 19 Units	50
20 + Units	190
TOTAL	407

Source: Department of Public Works, Bureau of Street Use and Mapping

Condominium Conversions

The Condominium Conversion Ordinance is administered by the Department of Public Works, Bureau of Engineering, Condominium Subdivision Office. Since 1983 the Condominium Conversion Ordinance has limited conversions of units from rental to condominium to 200 units per year and to buildings with six or less units. More than 200 units may be recorded in a given year because units approved in a previous year may be recorded in a subsequent year.

The number of units approved under the Ordinance is shown in *Table 16.* Most (70%) of the condominium conversions were in buildings with two or three units.

Table 16

CONDOMINIUM CONVERSIONS RECORDED BY DPW 1990 - 1999

Year	Units
1990	129
1991	*
1992	229
1993	270
1994	305
1995	280
1996	329
1997	368
1998	263
1999	262
TOTAL	**2,435**

** Insufficient data*

Source: Department of Public Works, Bureau of Street Use and Mapping

Table 17

CONDOMINIUMS CONVERSIONS RECORDED BY BUILDING TYPE 1999

Building Type	Units
2 Units	112
3 Units	72
4 Units	20
5 to 6 Units	58
TOTAL	**262**

Source: Department of Public Works, Bureau of Street Use and Mapping

RESIDENTIAL HOTELS

This section reports the stock of residential hotels subject to the Residential Hotel Conversion Ordinance (RHC). The RHC is administered by the Department of Building Inspection, Housing Inspection Services Division. This ordinance preserves the stock of residential hotels and regulates the conversion of residential hotel units to commercial use.

The table below reports the number of residential hotel buildings operated by for-profit and non-profit sponsors. The number of residential hotel units may change due to conversions, demolitions, reclassification, or data corrections. In 1999, the total number of residential hotel units was 19,618, 168 units less than recorded in 1998. Between 1995 and 1999, there was a net loss of 278 residential hotel rooms.

Table 18

CHANGES IN RESIDENTIAL HOTEL STOCK 1995 - 1999

Year	For Profit Residential Hotels			Non-Profit Residential Hotels		TOTAL RESIDENTIAL HOTEL ROOMS	
	No. of Bldgs.	Resid. Rooms	Tourist Rooms	No. of Bldgs.	Resid. Rooms	No. of Bldgs.	Resid. Rooms
1999	459	16,578	3,954	58	3,040	517	19,618
1998	522	18,096	4,250	43	1,690	565	19,786
1997	515	18,132	4,309	43	1,690	558	19,822
1996	501	18,077	4,293	43	1,690	544	19,767
1995	496	18,415	4,457	36	1,481	532	19,896

Source: Department of Building Inspection, Housing Inspection Services Division.

AFFORDABLE HOUSING

Standards and Definitions of Affordability

Affordable housing is housing either rented or owned at prices households with low- to moderate-incomes can afford. The United States Department of Housing and Urban Development (HUD) determines the thresholds by household size for these incomes for the San Francisco Primary Statistical Area (PMSA). The PMSA includes San Francisco, Marin, and San Mateo counties. Below are the standard definitions for housing affordability by income level.

Extremely low income: Units affordable to households with incomes at or below 25% to 35% of the HUD median income for the San Francisco PMSA.

Very low income: Units affordable to households with incomes at or below 50% of the HUD median income for the San Francisco PMSA.

Lower income: Units affordable to households with incomes at or below 60% of the HUD median income for the San Francisco PMSA.

Low income: Units affordable to households with incomes at or below 80% of the HUD median income for the San Francisco PMSA.

Moderate income: Units affordable to households with incomes at or below 120% of the HUD median income for the San Francisco PMSA.

Market rate: Units at prevailing prices without any affordability requirements. Market rate units generally exceed rental or ownership affordability levels, although some small market-rate units may be priced at levels which are affordable to moderate income households.

The tables on page 23 show the incomes and prices for affordable rental and ownership units based on 1999 HUD income limits. (*Tables A-1* and *A-2* on page 67 show 2000 HUD income limits.) Housing affordability is calculated as follows:

Affordable rental unit: A unit for which rent equals 30% of the income of a household with an income at or below 80% of the HUD median income for the San Francisco PMSA, utilities included in rent payments.

Affordable ownership unit: A unit for which the mortgage payments, PMI (principal mortgage insurance), property taxes, homeowners dues and insurance equal 33% of the gross monthly income of a household earning between 80% and 120% of the San Francisco PMSA median income, assuming a 10% down payment and a 30-year 7% fixed rate loan.

Inclusionary Affordable Housing Program units are rental units for households earning up to 60% of the HUD median income, or ownership units for first-time home buyer households with incomes from 60% to 100% of the HUD median income.

Rents for affordable rental units or prices for ownership units may vary depending on household and unit size, funding, and program affordability. Consult with the Mayor's Office of Housing for variations from these affordability guidelines and for affordability levels for households with more than four persons.

Table 19

1999 RENTAL AFFORDABLE HOUSING GUIDELINES INCOME LEVELS AND MONTHLY PAYMENTS BY HOUSEHOLD SIZE*

	House-hold Size	Average Unit Size	Maximum Annual Income	Monthly Rent
Extremely Low Income (25% of HUD Median Income)	1	Studio	$ 13,100	$ 328
	2	1 Bedrm	$ 15,000	$ 375
	3	2 Bedrm	$ 16,850	$ 421
	4	3 Bedrm	$ 18,750	$ 469
Very Low Income (50% of HUD Median Income)	1	Studio	$ 26,200	$ 655
	2	1 Bedrm	$ 29,950	$ 749
	3	2 Bedrm	$ 33,700	$ 843
	4	3 Bedrm	$ 37,450	$ 936
Lower Income (60% of HUD Median Income)	1	Studio	$ 31,450	$ 786
	2	1 Bedrm	$ 35,950	$ 899
	3	2 Bedrm	$ 40,450	$ 1,011
	4	3 Bedrm	$ 44,950	$ 1,124
Low Income (80% of HUD Median Income)	1	Studio	$ 41,950	$ 1,049
	2	1 Bedrm	$ 47,950	$ 1,199
	3	2 Bedrm	$ 53,950	$ 1,349
	4	3 Bedrm	$ 59,900	$ 1,498

**Incomes are based on 1999 HUD Median Income Limits for the San Francisco PMSA, which includes San Francisco, Marin and San Mateo counties. Rents are calculated based on 30% of monthly income.*

Table 20

1999 HOMEOWNERSHIP AFFORDABLE HOUSING GUIDELINES INCOME LEVELS AND MONTHLY PAYMENTS BY HOUSEHOLD SIZE*

	House-hold Size	Average Unit Size	Maximum Annual Income	Monthly Housing Expense	Maximum Purchase Price
Lower Income (60% of HUD Median Income)	1	Studio	$ 30,400	$ 836	$ 118,409
	2	1 Bedrm	$ 34,750	$ 956	$ 138,186
	3	2 Bedrm	$ 39,100	$ 1,075	$ 157,962
	4	3 Bedrm	$ 43,450	$ 1,195	$ 177,641
Low Income (80% of HUD Median Income)	1	Studio	$ 40,550	$ 1,115	$ 138,186
	2	1 Bedrm	$ 46,350	$ 1,275	$ 160,787
	3	2 Bedrm	$ 52,150	$ 1,434	$ 183,389
	4	3 Bedrm	$ 57,900	$ 1,592	$ 205,796
Median Income (100% of HUD Median Income)	1	Studio	$ 50,700	$ 1,394	$ 177,739
	2	1 Bedrm	$ 57,900	$ 1,592	$ 205,796
	3	2 Bedrm	$ 65,150	$ 1,792	$ 234,048
	4	3 Bedrm	$ 72,400	$ 1,991	$ 262,301
Moderate Income (120% of HUD Median Income)	1	Studio	$ 60,800	$ 1,672	$ 217,097
	2	1 Bedrm	$ 69,500	$ 1,911	$ 251,000
	3	2 Bedrm	$ 78,200	$ 2,151	$ 284,902
	4	3 Bedrm	$ 86,900	$ 2,390	$ 318,805

**Incomes are based on 1999 HUD Median Income Limits for the San Francisco PMSA, which includes San Francisco, Marin and San Mateo counties. Monthly housing expenses are calculated based on 33% of gross monthly income.*

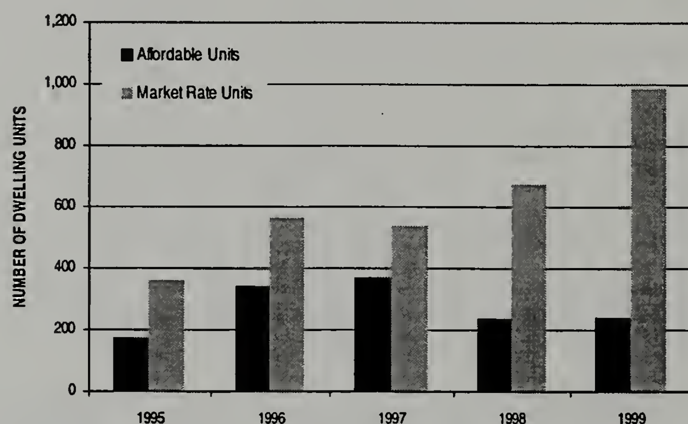
New Affordable Housing Projects

This section summarizes affordable housing projects compared to overall construction. It does not include affordable units that result from acquiring and rehabilitating residential buildings by nonprofit housing organizations; these units are covered in the next section.

In 1999, four major affordable housing projects with 236 new affordable units were completed, a 2.6% increase from 1998. They included the 104-unit McAllister Mews on McAllister and Fulton Streets, the 54-unit Geraldine Johnson Manor on 5545 - 3rd Street, the 52-unit Cecil Williams House on 333 Taylor Street, and the 26-unit Minna Park Apartments on 529 Minna Street. Affordable housing construction accounted for 20% of total new construction in 1999. From 1995 to 1999, affordable housing construction totaled 1,305 units or 29% of total new construction (see *Table 21* below).

Graph 7

1995 - 1999 NEW CONSTRUCTION: AFFORDABLE AND MARKET RATE UNITS



Major new affordable housing projects completed between 1995 and 1999 are detailed in *List 1B* beginning on page 44.

Affordable projects under review by the Planning Commission in May 2000 are in *List 3* beginning on page 51. *List 4* on pages 54-58 describes these and other affordable projects in the pipeline.

Table 21

1995 - 1999 NEW AFFORDABLE HOUSING CONSTRUCTION BY INCOME LEVEL*

Year	Very Low*	Low	Moderate	Total Affordable Units	% of All Units
1995	82	80	10	172	32.3%
1996	83	198	63	344	37.8%
1997	287	46	36	369	40.7%
1998	213	21	-	234	25.7%
1999	**136**	**41**	**63**	**240**	**19.6%**
TOTAL	801	386	172	1,359	**29.1%**

**See page 22 for definitions of income levels. Very Low Income here includes Extremely Low Income.*

Most (59%) of affordable units completed between 1995 and 1999 were for very low income households, those with 50% or less of median income. About 28% of these new affordable housing units were built for low income households (between 50% and 80% of median income), and about 13% were constructed for moderate income households.

Most (78%) of affordable new housing construction in 1999 was units for families, and 22% of the total units was for seniors. Since 1995, 63% of newly constructed affordable units have been for family-size households, 19% for group housing, 10% for seniors, and 8% for inclusionary affordable units and units for special populations which include supportive services.

Table 22

1995 - 1999 NEW AFFORDABLE HOUSING CONSTRUCTION BY HOUSING TYPE

	1995	1996	1997	1998	1999	TOTAL	% of Total
Family	134	308	112	115	186	855	62.9%
Senior*	-	-	-	84	54	138	10.2%
Other Units**	38	36	-	35	-	109	8.0%
Group Housing***	-	-	257	-	-	257	18.9%
TOTAL	172	344	369	234	240	1,359	100.0%

** Senior units may be dwelling units, group housing or single-room occupancy (SRO) residential hotel units.*

*** Units such as affordable live/work units, inclusionary affordable units, and special user group units.*

**** Group housing includes SROs, residential care facilities, shelters and transitional housing.*

Affordable Housing Acquisition and Rehabilitation

Acquisition and rehabilitation involves non-profit housing organizations' purchasing existing residential buildings in order to rehabilitate units for low and very low income persons. Often it is more economical to purchase and rehabilitate existing run-down units than to build new units. While many of these units are residential hotel (SRO) units, acquisition and rehabilitation also includes homes for residential care providers, apartments for families, and conversions of commercial or industrial buildings for homeless persons and families. The *Housing Inventory* reports units in such projects as adding to the housing stock when new units are created as a result of the rehabilitation. For example, if a 50-unit SRO is rehabilitated and at the end the SRO still has 50 units, then for the purposes of this report these units would not be counted as adding to the housing stock. Using this definition, in 1999 no units in projects issued certificates of final completion were added through acquisition and rehabilitation.

AFFORDABILITY OF MARKET RATE HOUSING

According to the California Association of Realtors, in 1999 the median price for a three-bedroom home in San Francisco was $409,570 while the Bay Area median price was $308,477. The San Francisco Bay Area remains one of the most expensive housing markets, and prices continue to rise. The median rent at the end of 1998 for a two bedroom apartment in San Francisco was $2,500. Rental prices are thus at the highest they have been f or at least the last ten years. *Table 23* below gives rental and sales prices for 1990 through 1999.

Based on the 1999 HUD median income limits for home ownership shown on page 23, a four-person household earning 120% of HUD median income would fall about $90,765 short of being able to buy the median-priced three-bedroom home in San Francisco. In terms of rental households, the incomes of none of the households shown on page 23 would be sufficient to pay for the median-priced two-bedroom rental unit in San Francisco. A four-person household earning 80% of HUD median income (the household in need of affordable housing with the most income available to spend on rent) could pay a maximum rent of $1,448, or 60% of the median rent.

Table 23

HOUSING PRICE* TRENDS: SAN FRANCISCO & THE BAY AREA

Year	RENTAL 2 Bedroom Apartment		FOR SALE 3 Bedroom House	
	San Francisco	Bay Area	San Francisco	Bay Area
1999	$ 2,500.00	N/A	$ 409,570.00	$ 308,477.00
1998	$ 2,000.00	N/A	$ 361,410.00	$ 291,780.00
1997	$ 1,600.00	N/A	$ 311,240.00	$ 266,180.00
1996	$ 1,350.00	N/A	$ 288,240.00	$ 241,870.00
1995	$ 1,100.00	N/A	$ 283,700.00	$ 233,280.00
1994	$ 1,050.00	N/A	$ 274,690.00	$ 237,660.00
1993	$ 913.00	$ 795.00	$ 275,380.00	$ 268,100.00
1992	$ 990.00	$ 780.00	$ 286,420.00	$ 240,120.00
1991	$ 1,000.00	$ 765.00	$ 291,600.00	$ 241,830.00
1990	$ 975.00	$ 750.00	$ 299,340.00	$ 238,510.00

** Figures are in current dollars.*

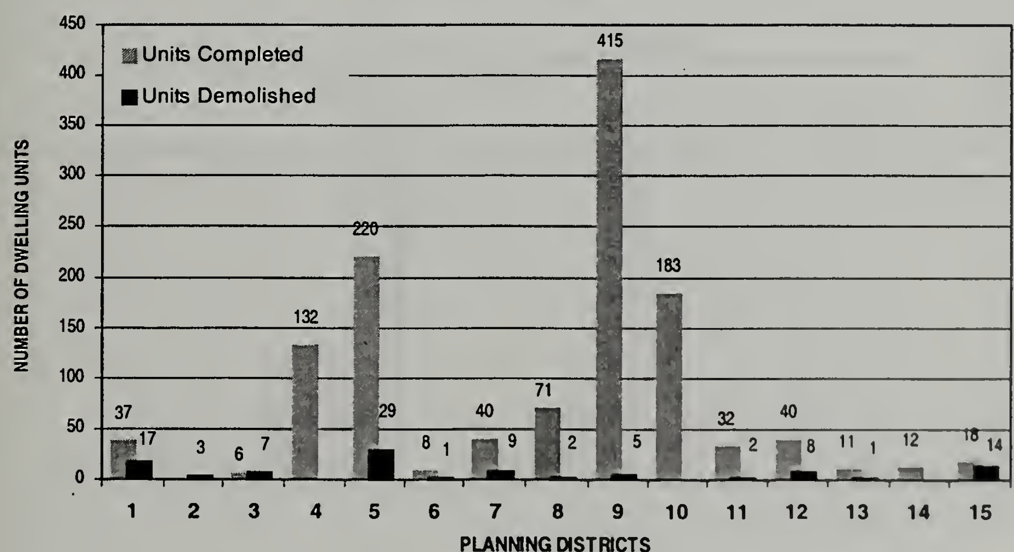
Sources: S. F. Property Report and Bay Area Council for rental prices. California Association of Realtors (CAR) for home sale prices; the CAR Bay Area data do not include Napa and Sonoma counties.

CHANGES IN HOUSING STOCK BY PLANNING DISTRICT

New construction and demolition of housing units by planning district for 1999 are shown in *Graph 8*. The leader in new housing construction was South of Market with 415 units or 34% of the total. The major project contributing to this total was the 158-unit rental development on 399 - 4th Street. In addition, numerous live/work projects were completed in this district. The Western Addition saw an additional 220 new housing units, including the 104-unit McAllister Mews.

While demolition has decreased substantially since 1996-1997 when many public housing units were razed, ninety-eight (98) units were demolished in 1999. In 1999, the Western Addition lost the most units, 29 or 29% of the total, followed by the Richmond (17 units or 17% of the total).

Between 1990 and 1999, as shown in *Graph 9* on page 29, two planning districts accounted for almost half of new construction: South of Market (26%) and Western Addition (21%). Downtown was next, providing 10% of the 10,808 new units constructed.



Graph 8

1999 HOUSING UNIT CHANGES BY PLANNING DISTRICT

1	Richmond	9	South of Market
2	Marina	10	South Bayshore
3	Northeast	11	Bernal Heights
4	Downtown	12	South Central
5	Western Addition	13	Ingleside
6	Buena Vista	14	Inner Sunset
7	Central	15	Outer Sunset
8	Mission		

Map 1

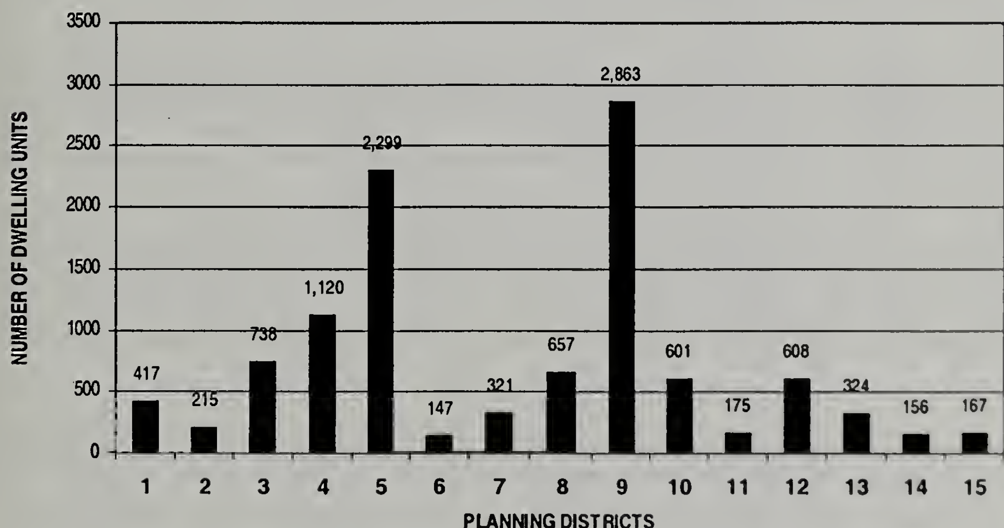
PLANNING DISTRICTS OF SAN FRANCISCO

Units Gained or Lost by Planning District

Table 24 on pages 30 and 31 covers newly constructed units completed and units demolished in each planning district between 1997 and 1999. Units completed in prior years can be found in previously published *Housing Inventory* reports. This table ranks each planning district by the number of units completed or demolished, where a ranking of one is for the district with the most units either newly constructed or demolished.

It is also important to note that the "net gain, housing units" calculation includes units lost or gained by alterations, although those numbers are not listed in the table itself. The district with the greatest net gain of housing units was South of Market (506 units or 39%), followed by South Bayshore (186 units or just over 14%) and the Western Addition (181 units or 14%). The districts that lost the most units were the Western Addition (29 units or 30% of the total demolished) and the Richmond (a loss of 17 units or 17% of the total).

Graph 9 below shows total new housing constructed by districts from 1990 through 1999. The South of Market (2,863 or 26% of the total new housing constructed) and the Western Addition (2,299 or 21%) gained the most new housing units in the last 10 years.



Graph 9

NEW CONSTRUCTION BY DISTRICT UNITS COMPLETED 1990 - 1999

TOTAL UNITS: 10,808

1 Richmond
2 Marina
3 Northeast
4 Downtown
5 Western Addition
6 Buena Vista
7 Central
8 Mission
9 South of Market
10 South Bayshore
11 Bernal Heights
12 South Central
13 Ingleside
14 Inner Sunset
15 Outer Sunset

Table 24

HOUSING UNITS COMPLETED AND DEMOLISHED BY PLANNING DISTRICT

Planning District	Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1 Richmond	1997	32	7	12	3	28	6
	1998	70	4	24	1	45	7
	1999	**37**	**8**	**17**	**2**	**21**	**9**
	TOTAL	139		53		94	
2 Marina	1997	12	12	4	6	6	11
	1998	38	9	1	8	32	9
	1999	**-**	**15**	**3**	**8**	**(7)**	**14**
	TOTAL	50		8		31	
3 Northeast	1997	1	15	5	5	(3)	13
	1998	54	7		14	55	5
	1999	**6**	**14**	**7**	**6**	**(7)**	**15**
	TOTAL	61		12		45	
4 Downtown	1997	30	8		13	33	5
	1998	39	8		15	39	8
	1999	**132**	**4**		**13**	**152**	**4**
	TOTAL	201		-		224	
5 Western Addition	1997	41	6	95	2	(62)	14
	1998	271	1	3	4	264	1
	1999	**220**	**2**	**29**	**1**	**181**	**3**
	TOTAL	532		127		383	
6 Buena Vista	1997	10	14	1	10	1	12
	1998	13	11	2	6	5	13
	1999	**8**	**13**	**1**	**11**	**-**	**13**
	TOTAL	31		4		6	
7 Central	1997	57	4	6	4	111	2
	1998	32	10	3	5	29	10
	1999	**40**	**6**	**9**	**4**	**85**	**5**
	TOTAL	129		18		225	
8 Mission	1997	101	2	212	1	(67)	15
	1998	95	3	1	9	83	3
	1999	**71**	**5**	**2**	**9**	**75**	**6**
	TOTAL	267		215		91	
9 South of Market	1997	417	1	1	11	508	1
	1998	143	2	1	10	199	2
	1999	**415**	**1**	**5**	**7**	**506**	**1**
	TOTAL	975		7		1,213	

Table 24
(continued)

HOUSING UNITS COMPLETED AND DEMOLISHED BY PLANNING DISTRICT

Planning District	Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
10 South Bayshore	1997	78	3		14	73	3
	1998	62	5	1	11	61	4
	1999	**183**	**3**		**14**	**186**	**2**
	TOTAL	323		1		320	
11 Bernal Heights	1997	12	13	-	15	7	10
	1998	11	13	1	12	8	11
	1999	**32**	**9**	**2**	**10**	**30**	**11**
	TOTAL	55		3		45	
12 South Central	1997	56	5	3	7	38	4
	1998	59	6	2	7	49	6
	1999	**40**	**7**	**8**	**5**	**20**	**10**
	TOTAL	155		13		107	
13 Ingleside	1997	25	9	1	12	20	7
	1998	13	12	4	3	6	12
	1999	**11**	**12**	**1**	**12**	**24**	**8**
	TOTAL	49		6		50	
14 Inner Sunset	1997	17	10	2	8	15	9
	1998	5	14	10	2	(3)	15
	1999	**12**	**11**	**-**	**15**	**15**	**11**
	TOTAL	34		12		27	
15 Outer Sunset	1997	17	11	2	9	17	8
	1998	4	15	1	13	2	14
	1999	**18**	**10**	**14**	**3**	**4**	**12**
	TOTAL	39		17		23	

HOUSING STOCK BY PLANNING DISTRICT

Table 25 beginning on the next page contains San Francisco housing stock totals by planning district and net gain since the 1990 census. *Graph 10* below shows the total housing stock by building type in the 15 planning districts. South Central has the most single-family homes (just over 18% of the citywide total), closely followed by Outer Sunset (with almost 18% of the total). South Bayshore, however, has gained the most new single-family homes (339) between 1990 and 1999, followed by South Central (131 homes). Buena Vista, in contrast, lost 41 single-family homes during those 10 years. For higher density housing (10 or more units per building), Downtown leads with 24,649 units in such buildings (21% of the citywide total), followed by Northeast (21,620 units or 19% of the citywide total). In 1999, South of Market gained the most units in higher density buildings, with 447 units added (71% of which were in buildings of 20 or more units). Western Addition was second, adding 186 units in higher density buildings, all of which were in buildings with 20 or more units.

Graph 10

HOUSING STOCK BY PLANNING DISTRICT
as of December 31, 1999

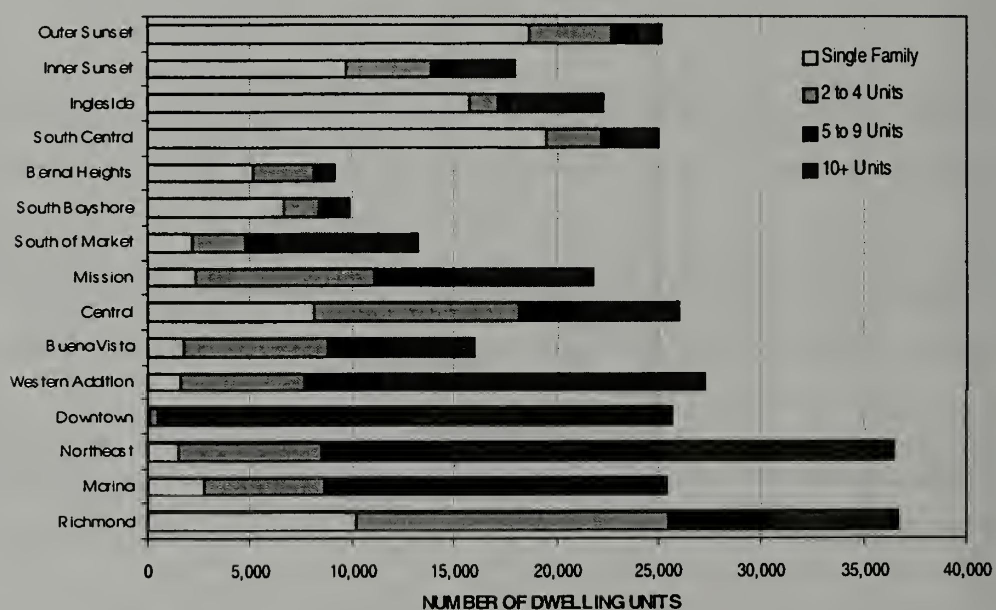


Table 25

SAN FRANCISCO HOUSING STOCK BY PLANNING DISTRICT

Planning District	Single Family	2 to 4 Units	5 to 9 Units	10 to 19 Units	20 plus Units	District Total
1 Richmond						
1990 Census Count	10,242	14,994	5,135	3,977	1,935	36,283
April 1990 to 1998	(21)	237	3	73	85	377
1999	(12)	32	1	-	-	21
Total	10,209	15,263	5,139	4,050	2,020	36,681
Percent	28%	42%	14%	11%	6%	100%
2 Marina						
1990 Census Count	2,770	5,874	3,669	7,168	5,829	25,310
April 1990 to 1998	(29)	17	16	89	57	150
1999	(3)	(7)	5	(1)	(1)	(7)
Total	2,738	5,884	3,690	7,256	5,885	25,453
Percent	11%	23%	14%	29%	23%	100%
3 Northeast						
1990 Census Count	1,484	6,959	6,382	6,637	14,381	35,843
April 1990 to 1998	(25)	29	21	28	577	630
1999	(1)	(3)	-	(2)	(1)	(7)
Total	1,458	6,985	6,403	6,663	14,957	36,466
Percent	4%	19%	18%	18%	41%	100%
4 Downtown						
1990 Census Count	87	389	529	1,900	21,468	24,373
April 1990 to 1998	3	11	(16)	30	1,105	1,133
1999	0	-	6	26	120	152
Total	90	400	519	1,956	22,693	25,658
Percent	0%	2%	2%	8%	88%	100%
5 Western Addition						
1990 Census Count	1,580	5,920	3,795	4,714	9,384	25,393
April 1990 to 1998	(15)	112	70	18	1,456	1,641
1999	(9)	2	4	(2)	186	181
Total	1,556	6,034	3,869	4,730	11,026	27,215
Percent	6%	22%	14%	17%	41%	100%
6 Buena Vista						
1990 Census Count	1,784	6,995	3,346	1,901	2,081	16,107
April 1990 to 1998	(36)	13	14	(100)	11	(98)
1999	(5)	5	-	-	-	
Total	1,743	7,013	3,360	1,801	2,092	16,009
Percent	11%	44%	21%	11%	13%	100%

Table 25
(continued)

SAN FRANCISCO HOUSING STOCK BY PLANNING DISTRICT

Planning District	Single Family	2 to 4 Units	5 to 9 Units	10 to 19 Units	20 plus Units	District Total
7 Central						
1990 Census Count	8,151	9,874	2,993	2,401	2,228	25,647
April 1990 to 1998	(11)	114	21	30	95	249
1999	2	33	25	-	25	85
Total	8,142	10,021	3,039	2,431	2,348	25,981
Percent	31%	39%	12%	9%	9%	100%
8 Mission						
1990 Census Count	2,342	8,664	4,206	2,776	3,339	21,327
April 1990 to 1998	(3)	58	41	68	244	408
1999	(4)	11	-	16	52	75
Total	2,335	8,733	4,247	2,860	3,635	21,810
Percent	11%	40%	19%	13%	17%	100%
9 South of Market						
1990 Census Count	2,100	2,565	1,267	626	3,805	10,363
April 1990 to 1998	16	114	92	338	1,830	2,390
1999	(2)	15	46	130	317	506
Total	2,114	2,694	1,405	1,094	5,952	13,259
Percent	16%	20%	11%	8%	45%	100%
10 South Bayshore						
1990 Census Count	6,264	1,581	879	323	204	9,251
April 1990 to 1998	218	160	8	-	-	386
1999	121	3	8	-	54	186
Total	6,603	1,744	895	323	258	9,823
Percent	67%	18%	9%	3%	3%	100%
11 Bernal Heights						
1990 Census Count	5,082	2,950	475	197	274	8,978
April 1990 to 1998	41	31	6	46	-	124
1999	13	17	-	-	-	30
Total	5,136	2,998	481	243	274	9,132
Percent	56%	33%	5%	3%	3%	100%
12 South Central						
1990 Census Count	19,352	2,623	1,005	696	890	24,566
April 1990 to 1998	136	57	18	148	75	434
1999	(5)	25	-	-	-	20
Total	19,483	2,705	1,023	844	965	25,020
Percent	78%	11%	4%	3%	4%	100%

Planning District	Single Family	2 to 4 Units	5 to 9 Units	10 to 19 Units	20 plus Units	District Total
13 Ingleside						
1990 Census Count	15,685	1,379	469	922	3,572	22,027
April 1990 to 1998	44	49	(9)	-	171	255
1999	4	6	-	-	14	24
Total	15,733	1,434	460	922	3,757	22,306
Percent	71%	6%	2%	4%	17%	100%
14 Inner Sunset						
1990 Census Count	9,687	4,152	1,484	1,327	1,250	17,900
April 1990 to 1998	24	43	(1)	14	-	80
1999	3	12	-	-	-	15
Total	**9,714**	**4,207**	**1,483**	**1,341**	**1,250**	**17,995**
Percent	26%	11%	4%	4%	3%	49%
15 Outer Sunset						
1990 Census Count	18,653	3,970	1,347	646	487	25,103
April 1990 to 1998	(5)	75	8	22	-	100
1999	(11)	15	-	-	-	4
Total	**18,637**	**4,060**	**1,355**	**668**	**487**	**25,207**
Percent	14%	16%	5%	3%	2%	100%

Table 25

(continued)

SAN FRANCISCO HOUSING STOCK BY PLANNING DISTRICT

HOUSING CONSTRUCTION IN THE BAY AREA

In 1999, 3,360 residential units were authorized for construction in San Francisco, a 44% increase over 1998. San Francisco accounted for 12.5% of the total number of housing units authorized for construction in the nine-county Bay Area (see *Map 2* on the next page). Santa Clara County once again led the region with 7,010 units approved for construction, or 26% of the total; this number, however, represents a 7% decrease from the county's 1998 total. Of the top five counties, Napa posted the greatest percentage gain, a 49% increase over 1998.

In 1999, the steep decline in residential construction permiting activities in San Mateo and Alameda counties, as well as the less dramatic decreases in Solano and Santa Clara counties, contributed to the almost 6% drop in 1999 residential construction authorizations regionwide. Bay Area housing activity declined from a peak of 45,700 units authorized for construction in 1986 to a low of about 14,000 units in 1993. Since 1995, the yearly increases in authorized units in the region have been substantial although the 8% increase between 1997 and 1998 showed some moderating of the trend, followed by a slight dip in 1999.

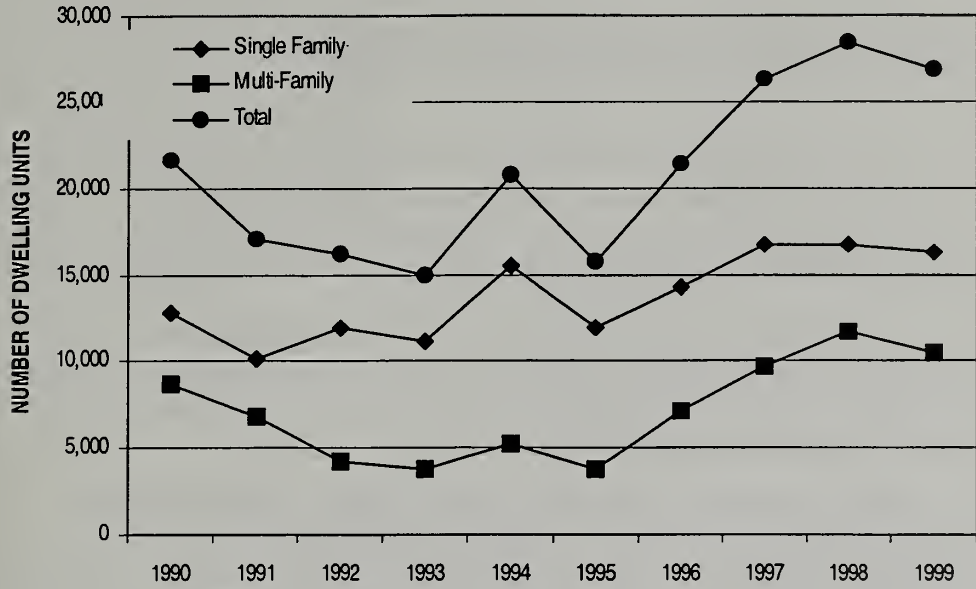
Table 26

UNITS AUTHORIZED FOR CONSTRUCTION
San Francisco-Bay Area Counties

County	Units Authorized	Percent of Total
Santa Clara	7,010	26.1%
Contra Costa	4,589	17.1%
Alameda	4,511	16.8%
San Francisco	**3,360**	**12.5%**
Sonoma	3,052	11.4%
Solano	1,953	7.3%
San Mateo	901	3.4%
Marin	736	2.7%
Napa	720	2.7%
TOTAL	**26,832**	**100.0%**

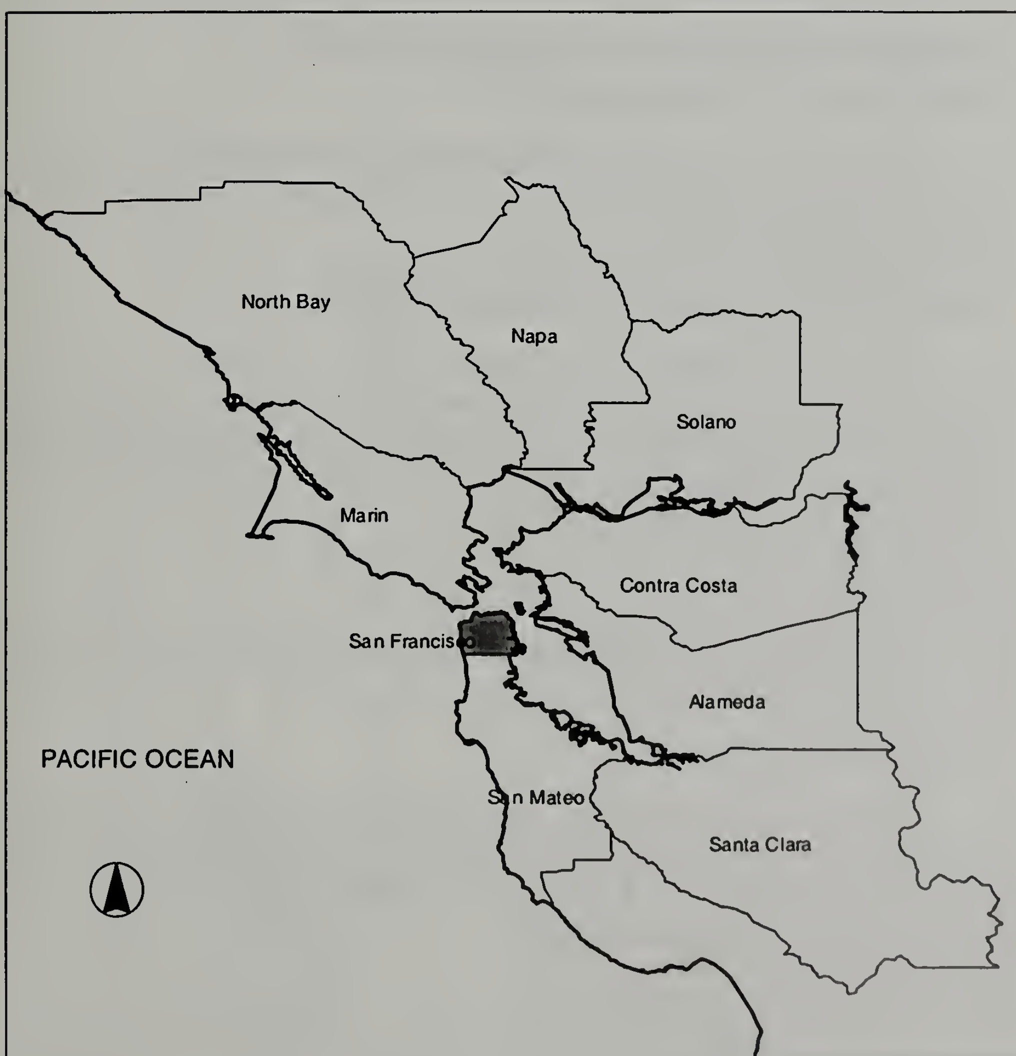
Source: Construction Industry Research Board; SF Department of Building Inspection.

The great majority of new housing in San Francisco is in multi-unit buildings whereas outside the City single-family housing predominates. *Graph 11*, on the following page, shows the proportion of single-family to multi-unit housing authorized for construction in the Bay Area.



Graph 11

BAY AREA HOUSING CONSTRUCTION TRENDS 1990 - 1999



Map 2

SAN FRANCISCO BAY AREA COUNTIES

LISTS OF MAJOR PROJECTS

This section details major projects in various stages of the planning and construction process: projects under Planning Department review, projects authorized for construction with building permits, and projects certified complete. Additional project information can be obtained by retrieving a project file or permit application.

A project's status changes over time. During a reporting period, a project may move from approved to under construction or from under construction to completed. Similarly, a project may change from rental to condominium or vice versa before a project is completed and occupied.

Projects Completed: Market Rate and Affordable Housing

List 1A contains market rate projects with ten or more units completed since 1995; *List 1B* contains affordable projects with ten or more units completed since 1995. Projects completed prior to 1994 are listed in previous *Housing Inventories.*

Projects Authorized for Construction by the Department of Building Inspection

List 2A contains residential projects authorized for construction with building permits in 1999 (with five or more units). *List 2B* contains major residential projects approved in 1997 and 1998.

Projects Under Planning Department Review

List 3 contains projects with ten or more units under Planning Department review. These are projects requiring conditional use, environmental review, or other types of discretionary review by the Planning Commission or Zoning Administrator. This list does not include projects undergoing informal Planning review for which no formal applications have been filed.

Affordable Housing

List 4 is for affordable projects in the "pipeline"— projects under review, approved, or under construction.

Live/Work Projects

List 5A contains live/work projects completed between 1987 and 1999 and *List 5B* contains live/work projects in the pipeline (divided into those under review by the Planning Department and those approved by the Planning Department, with permits issued, or under construction).

List 1A

1995 - 1999 MAJOR NEW MARKET RATE PROJECTS COMPLETED

Project Name / Street Address	Project Sponsor	Total Units	Lower Income Units*	Unit Mix		Tenure Type	Initial Rental or Selling Price
YEAR COMPLETED: 1999							
AURORA APARTMENTS 399 - 4th Street	Charles Pankow, Ltd	160	n/a	20	Studios	Rental	$1,775
				120	1 bedroom		$2,515 to $2,950
				20	2 bedrooms		$2,900 to $3,500
2295 BUSH ST	FTP Investments	36	n/a	4	1 bedroom	Owner / Condo	**
				22	2 bedrooms		
				1	3 bedrooms		
575 HARRISON ST	HST LLC	33	-	33	Live/Work	**	**
598 HAMPSHIRE ST	Thomas Murphy	24	-	24	Live/Work	**	**
2600 TURK BL	USF/Lone Mountain	23	**	**	**	Owner ***	**
701 MINNA ST	701 Minna St. Association	22	-	22	Live/Work	**	**
2751 GEARY BL	2745 Geary Bl. Association	22	**	**	**	**	**
655 5TH ST	394 Townsend Association	20	-	20	Live/Work	**	**
695 5TH ST	390 Townsend Association	20	-	20	Live/Work	Owner	$400,000 - $900,000
88 HOFF ST	Oliver Connelly	20	-	20	Live/Work	**	**
701 PENNSYLVANIA AV	RAM Development	18	-	18	Live/Work	**	**
321 LANGTON ST	Langton Street Lofts	16	-	16	Live/Work	**	**
2068 3RD ST	Third St. Apartments	16	-	16	Live/Work	**	**
2875 21ST ST	21st & Harrison Association	16	-	16	Live/Work	**	**
918 HARRISON ST	Tom Murphy	14	-	14	Live/Work	**	**

List 1A
(continued)

1995 - 1999
MAJOR NEW MARKET RATE PROJECTS COMPLETED

Project Name / Street Address	Project Sponsor	Total Units	Lower Income Units*	Unit Mix		Tenure Type	Initial Rental or Selling Price
190 7TH ST	Howard Loft Partners	14	-	14	Live/Work	**	**
221 CLARA ST	Tom Murphy	14	-	14	Live/Work	**	**
249 SHIPLEY ST	249 Shipley St. Association	12	-	12	Live/Work	**	**
786 MINNA ST	Richard Hart	12	-	12	Live/Work	**	**
825 MINNESOTA ST	NIBBI Investments	10	-	10	Live/Work	**	**
1025 17TH ST	Wilshire Lofts	10	-	10	Live/Work	**	**
1050 IOWA ST	Iowa Street LLC	10	-	10	Live/Work	**	**
YEAR COMPLETED: 1998							
COVENTRY PARK 1550 Sutter Street	A.F. Evans Company	169	34	168	Studios	Rental	Affordable = $ 634 Market Rate = n/a
301 BRYANT and 500 DELANCEY	Rincon Point Development	38	7	10	Lofts	Owner	Affordable = $100,000 - $215,000 Market Rate = $250,000 - $650,000
				28	2 bedrooms		
3600 FILLMORE ST	Pietro Partners	33	-	6	1 bedroom	Rental	**
				27	2 bedrooms		
1444 GREEN ST	Arundel Green Partners	33	in lieu fee paid	14	1 bedroom	**	**
				19	2 bedrooms		
635-655 TENNESSEE ST	OSA Associates	32	-	32	Live/Work	**	**
5810 MISSION ST	Clifton Brinkley	27	3	12	1 bedroom	Owner	**
				15	2 bedrooms		

List 1A
(continued)

1995 - 1999 MAJOR NEW MARKET RATE PROJECTS COMPLETED

Project Name / Street Address	Project Sponsor	Total Units	Lower Income Units*	Unit Mix		Tenure Type	Initial Rental or Selling Price
88 GUY PLACE	Patrick O'Donnell / LWX Corporation	17	-	17	Live/Work	Rental	$1,700 - $3,150
1625 PACIFIC AV	Heston Chau	15	-	5	1 bedroom	Rental	**
				10	2 bedrooms		
4801 GEARY BL	Queensway Holdings	14	-	13	2 bedrooms	Rental	$1,900 - $2,200
				1	3 bedrooms		
646 MINNA ST	Minna St Association	12	-	12	Live/Work	**	**
755 TENNESSEE	Gerald Gallagher	12	-	12	Live/Work	Owner	$315,000 - $425,000
677-679 ARGUELLO	Willard Company	10	-	1	1 bedroom	Owner	$280,000 - $400,000
				7	2 bedrooms		
				3	3 bedrooms		
6838 GEARY BL	William McDonagh	10	-	10	2 bedrooms	Rental	**
1099 MISSISSIPPI	Leo Hainzl	10	1	10	3 bedrooms	Owner	**
2080 3rd ST	Redmond Lyons	10	-	10	Live/Work	Owner	$260,000 - $320,000
YEAR COMPLETED: 1997							
25 LUCERNE / 727 BRANNAN	Seymour Jaron	20	-	20	Live/Work	Owner	$336,000 - $423,000
1 CLARENCE PLACE	Ron Kaufman	18	-	18	Live/Work	Owner	$280,000 - $509,000
358 - 12th STREET	Edward J. Murphy	16	2	16	Live/Work	Rental	not available
49 ZOE ST	Zoe Associates	16	-	16	Live/Work	Owner	$193,750 - $250,000
342 HAYES ST	William Ferdon	14	1	14	1 bedroom	Owner	$145,000 - $284,000
3520 BALBOA ST	George Lam	12	-	12	2 bedrooms	Rental	not available
2011 - 3rd STREET	Redmond Lyons	12	-	12	Live/Work	Owner	$235,000 - $395,000
139 WELSH ST	Joe Hernon	12	-	12	Live/Work	Owner	$250,000 - $410,000

List 1A
(continued)

1995 - 1999
MAJOR NEW MARKET RATE PROJECTS COMPLETED

Project Name / Street Address	Project Sponsor	Total Units	Lower Income Units*	Unit Mix		Tenure Type	Initial Rental or Selling Price
340 - 6th STREET	B V F B	10	-	10	Live/Work	Owner	$185,000 - $390,000
YEAR COMPLETED: 1996							
350 ARKANSAS	18th Street Associates	35	-	25	2 bedrooms	Owner / Condo	$156,000 - $319,000
390 ARKANSAS	Rick Holliday			10	3 bedrooms		
81 LANSING ST	The Lansing Group	33	3	32	1 bedroom	Owner / Condo	$156,000 - $319,000
				1	2 bedrooms		
1601 - 18th STREET	18th Street Associates	30	7	2	Studios	Owner / Condo	$140,000 - $345,000
	Rick Holliday			15	1 bedroom		
				13	2 bedrooms		
346 FIRST STREET	346 FIRST STREET LP	29	-	17	1 bedroom	Owner / Condo	$171,000 - $420,000
				12	2 bedrooms		
645 HAIGHT STREET	Andrew Sirkin	20	3	1	Studios	Owner / Condo	$105,000 - $229,000
				12	1 bedroom		
				7	2 bedrooms		
125 GILBERT STREET	Thomas Murphy	16	-	16	Live/Work	Owner	$201,000 - $346,000
76 BRADY STREET	Toarup Construction Company	16	-	16	Live/Work	Owner	$229,000 - $315,000
610 ILLINOIS	Michael Spaer / Redmond Lyons	15	-	15	Live/Work	Owner	$205,000 - $317,000
41 BOARDMAN	Gerald Deane	14	1	14	Live/Work	Owner	$153,000 - $261,000
298 PORTOLA	COMAC Investments	12	-	6	1 bedroom	Owner / Condo	$170,000 - $275,000
				6	2 bedrooms		
68 McCOPPIN	Marshmallow Corporation	12	1	12	Live/Work	Owner	$140,000 - $230,000
2027 MARKET STREET	2027 Partnership	12	-	2	1 bedroom	Owner / Condo	$170,000 - $275,000
				10	2 bedrooms		

List 1A

(continued)

1995 - 1999 MAJOR NEW MARKET RATE PROJECTS COMPLETED

Project Name / Street Address	Project Sponsor	Total Units	Lower Income Units*	Unit Mix		Tenure Type	Initial Rental or Selling Price
225 PIERCE	Al Goodwin	11	-	4	1 bedroom	Owner / Condo	$150,000 - $250,000
				6	2 bedrooms		
				1	3 bedrooms		
YEAR COMPLETED: 1995							
600 - 650 CHESTNUT STREET	BA Properties	80	-	3	1 bedroom	Condo	$165,000 - $350,000
							a last phase will have 37 units with 4 affordable units

** Lower Income Units are units made available at below market rate under the City's Inclusionary Affordable Housing Program.*

*** Data currently unavailable but will be included in the next* Housing Inventory.

(a) *Housing developments within redevelopment project areas are subject to San Francisco Redevelopment Agency housing affordability requirements or conditions.*

(b) *A total of 14 affordable housing units will be available with the completion of the 138 unit University of San Francisco Lone Mountain planned unit development project for staff and faculty housing.*

List 1B

1995 - 1999 MAJOR NEW AFFORDABLE PROJECTS COMPLETED

Project Name / Street Address	Sponsor	Total Units	Unit Mix		Tenure Type	Affordability as % of Median Income*
YEAR COMPLETED: 1999						
McALLISTER MEWS McAllister & Fulton	SFRA Alamo Square LLC	104	20	Studios	Mixed Income / Ownership or Rental	41 @ 61% to 80% of M.I. 63 @ 81%+ of M.I.
			57	1 bdr		
			20	2 bdr		
			7	3 bdr		
GERALDINE JOHNSON MANOR 5545 3rd Street	Bridge Housing Corporation	54	54	1 bdr	Rental / Seniors	54 @ 50% of M.I.
CECIL WILLIAMS HOUSE 333 Taylor Street	Glide Community Development Corporation	52	29	Studios	Rental / Families	52 @ 31% to 50% of M.I.
			14	1 bdr		
			10	2 bdr		
			8	3 bdr		
MINNA PARK APARTMENTS 529 - 539 Minna Street	SFRA	26	11	1 bdr	Rental / Families	26 @ 31% to 50% of M.I.
			7	2 bdr		
			7	3 bdr		
			1	4 bdr		
YEAR COMPLETED: 1998						
HAYES VALLEY NORTH 695 Buchanan / 650 Fell / 751 Hayes / 645 Linden / 650 Linden / 500 Webster / 550 Webster	SFHA	85	48	2 bdr	Rental / Families	51 public housing units 34 @ 40%-60% of M.I.
			31	3 bdr		
			6	4 bdr		

List 1B
(continued)

1995 - 1999 MAJOR NEW AFFORDABLE PROJECTS COMPLETED

Project Name / Street Address	Sponsor	Total Units	Unit Mix		Tenure Type	Affordability as % of Median Income*
670-672 VALENCIA ST	MHDC	50	24	Studios	Rental / Seniors	50 @ below 50% of M.I.
			26	1 bdr		
JUAN PIFARRE 1010 South Van Ness	MHDC	30	10	2 bdr	Rental / Families	20 @ 31%-50% of M.I. 10 @ 51-60% of M.I.
			13	3 bdr		
			7	4 bdr		
LELAND APARTMENTS 980 Howard Street	TODCO	24	24	2 bdr	Rental	24 @ 31%-50% of M.I.
YEAR COMPLETED: 1997						
YERBA BUENA COMMONS 401 3rd Street	AMB Properties II SFRA	257	257	SRO	Rental	257 @ 31%-50% of M.I.
101 VALENCIA 101 Valencia / 135 Valencia / 1320 Stevenson / 1246 Stevenson	HDNP	107	3	Studios	Owner	54 @ 61%-80% of M.I. 53 @ 81%-120% of M.I.
			31	1 bdr		
			58	2 bdr		
			14	3 bdr		
			1	4 bdr		
GOODWILL HOUSING 479 NATOMA	Asian Inc. SFRA	30	15	2 bdr	Rental / Families	30 @ 31%-50% of M.I.
			13	3 bdr		
			2	4 bdr		
BELL MEWS 1302-1350 Divisadero / 1990-1996 Ellis	SFHDC SFRA	10	3	2 bdr	First-time Homebuyers	10 @ 81%-120% of M.I.
			6	3 bdr		
			1	4 bdr		
YEAR COMPLETED: 1996						
FILLMORE MARKETPLACE 1400 Eddy Street	SFRA	120	29	1 bdr	Rental / Families	60 @ 50% of M.I. 60 @ 60% of M.I.
			29	2 bdr		
			62	3 bdr		

List 1B
(continued)

1995 - 1999 MAJOR NEW AFFORDABLE PROJECTS COMPLETED

Project Name / Street Address	Sponsor	Total Units	Unit Mix		Tenure Type	Affordability as % of Median Income*
MARKET HEIGHTS 211-291 Putnam 1000 Tompkins	BHHC	46	6	1 bdr	Rental / Families	23 @ 60% of M.I. 23 for Section 8
			16	2 bdr		
			22	3 bdr		
			2	4 bdr		
CANDLESTICK VIEW Kiska & Ingalls Roads	HCDC SFRA	38	16	2 bdr	First-time Homebuyers	38 @ 80%-120% of M.I.
			22	3 bdr		
587 NATOMA	HDNP/SFRA	29	4	1 bdr	Rental / Families	29 @ 80% of M.I.
			9	2 bdr		
			12	3 bdr		
			3	4 bdr		
			1	5 bdr		
Hudson Avenue & Whitney Young Circle, Garnett Terrace	SFHDC/SFRA	28	28	single-family detached housing	First-time Homebuyers	
LAS VILLAS / La Salle & Whitney Young Circle	Las Villas Partnership/SFRA	27	27	single-family detached housing	First-time Homebuyers	28 @ 80%-120% of M.I.
1096 EDDY STREET	Housing for Independent People/SFRA	21	21	1 bdr	Rental / Mentally Disabled	21 @ 80% of M.I.
1290 POTRERO	Mission Housing/SFRA	20	not available		Rental / Families	20 @ 80% of M.I.

List 1B
(continued)

1995 - 1999 MAJOR NEW AFFORDABLE PROJECTS COMPLETED

Project Name / Street Address	Sponsor	Total Units	Unit Mix		Tenure Type	Affordability as % of Median Income*
YEAR COMPLETED: 1995						
555 ELLIS STREET	Asian Neighborhood Design	38	3	Studios	Rental / Single Persons / Families	4 @ 25% of M.I.
			6	Studios + Loft		10 @ 35% of M.I.
			10	2 bdr		11 @ 50% of M.I.
			19	3 bdr		13 @ 60% of M.I.
1695 18th STREET	Rick Holliday / ART ARK	29	29	live/work	5 rentals 24 owner for artists	5 rentals @ 50% of M.I.
						18 for sale @ 80% of M.I.
						6 market rate for artists
1035 FOLSOM STREET	Mercy Charities Housing	50	3	1 bdr	Rental / Families	3 @ 25% of M.I.
			13	2 bdr		29 @ 50% of M.I.
			28	3 bdr		14 @ 60% of M.I.
			4	4 bdr		4 @ 80% of M.I.
1101 HOWARD STREET	Howard Street Association	34	6	1 bdr	Rental / Families	16 @ 25%-35% of M.I.
			14	2 bdr		4 @ 50% of M.I.
			14	3 bdr		14 @ 605 of M.I.

** Affordability is expressed in terms of percent threshold from the San Francisco PMSA median income as published by HUD. Affordable rent and home ownership levels calculated as percent threshold from the PMSA median income as shown on page 23.*

Note: Inclusionary affordable units are included in List 1A with market rate projects.

AI	Asian Inc.
AND	Asian Neighborhood Design
BHHC	Bernal Heights Housing Corporation
CCHC	Chinese Community Housing Corporation
CHP	Community Housing Partnership
HCDC	Housing Conservation and Development Corporation
HDNP	Housing Development and Neighborhood Preservation Corporation
MCH	Mercy Charities Housing Corporation
MHDC	Mission Housing Development Corporation
TODCO	Tenants and Owners Development Corporation
TNDC	Tenderloin Neighborhood Development Corporation

List 2A

1999 PROJECTS AUTHORIZED FOR CONSTRUCTION BY DBI
(Building Permits for Projects With Five Units or More)

Units	Address	Type	Valuation
January			
29	210 REY ST	New	$3,209,500.00
32	19 CLEMENTINA ST	New	$2,092,860.00
February			
23	3118 CESAR CHAVEZ ST / 3151 27TH ST	New	$2,775,000.00
509	80 NATOMA ST	New	$56,800,000.00
12	366 7TH ST	New	$2,000,000.00
March			
16	2211 26TH ST	New	$1,568,000.00
46	950 HARRISON ST	New	$5,000,000.00
110	33 COLIN P KELLY JR ST	New	$25,000,000.00
81	3115 - 3195 26TH ST*	New	$10,207,000.00
April			
14	411 FRANCISCO ST	New	$2,118,000.00
20	445 FRANCISCO ST	Alteration	$6,000,000.00
36	530 CHESTNUT ST	New	$5,380,000.00
149	1901 VAN NESS AV	New	$24,800,000.00
39	401 CRESCENT WY	New	$7,995,000.00
48	501 CRESCENT WY	New	$7,866,000.00
72	201 CRESCENT WY	New	$10,018,000.00
May			
8	370 12TH ST	Alteration	$900,000.00
116	229 BRANNAN ST	New	$22,000,000.00
6	3650 18TH ST	New	$350,000.00
June			
93	301 ELLIS ST	New	$10,000,000.00
15	1715 POLK ST	Alteration	$2,500,000.00
16	1601 PACIFIC AV	New	$1,400,000.00
July			
6	633 HAMPSHIRE ST	New	$750,000.00
20	445 FRANCISCO ST	Alteration	$10,000.00
24	599 3RD ST	New	$1,900,000.00
August			
495	680 MISSION ST	New	$55,500,000.00
7	419 FULTON ST	Alteration	$820,000.00
33	1310 MINNESOTA ST	New	$2,600,000.00
24	655 SUTTER ST	Alteration	$250,000.00
12	1328 MISSION ST	New	$1,850,000.00
12	500 BRYANT ST	New	$1,427,000.00
55	3101 MISSION ST	New	$8,757,600.00
September			
6	955 GREEN ST	New	$6,500,000.00
9	779 GREEN ST	New	$910,000.00
6	52 RAUSCH ST	New	$520,000.00
24	590 6TH ST	New	$750,000.00
8	3365 20TH ST	New	$1,280,000.00
9	874 INNES AV	New	$1,350,000.00

List 2A

(continued)

1999 PROJECTS AUTHORIZED FOR CONSTRUCTION BY DBI

Units	Address	Type	Valuation
October			
6	725 TARAVAL ST	New	$1,800,000.00
26	2111 26TH ST	New	$2,000,000.00
15	630 8TH ST	New	$1,880,000.00
16	1801 POLK ST	New	$2,000,000.00
9	550 STANYAN ST	New	$950,000.00
12	549 3RD ST	New	$1,400,000.00
19	1960 SUTTER ST	New	$4,000,000.00
245	400 BEALE ST	New	$39,646,000.00
November			
16	128 MORRIS ST	New	$1,680,000.00
19	360 6TH ST	New	$1,500,000.00
December			
12	2255 BUSH ST	Alteration	$1,800,000.00
8	292 IVY ST	Alteration	$750,000.00
14	761 TEHAMA ST	New	$1,540,000.00
9	416 BAY ST	New	$1,244,537.00
93	1 CHURCH ST	New	$11,000,000.00
200	855 FOLSOM ST	New	$23,500,000.00
91	500 RAYMOND AV	New	$9,100,000.00
12	1822 EDDY ST	Alteration	$2,000,000.00
134	2005 - 2035 MCALLISTER ST	New	not available
3,196	**TOTAL UNITS IN MAJOR PROJECTS**		

Source: Department of Building Inspection (DBI)

List 2B

1997 and 1998 PROJECTS AUTHORIZED FOR CONSTRUCTION BY DBI (Building Permits Issued for Projects With Five or More Units)

No of Dwelling Units	Project Address
1998	
258	1045 MISSION ST
147	765 MARKET ST
130	201 BRANNAN ST
106	988 FULTON ST
92	1250 SUNNYDALE AV
92	246 2ND ST
51	350 GOLDEN GATE AV
48	1800 BRYANT ST
38	36 5TH ST
37	60 RAUSCH ST
36	288 VALENCIA ST
33	3425 GEARY BL
33	300 GOUGH ST
33	530 FOLSOM ST
28	725 FLORIDA ST
26	535 MINNA ST
26	2130 HARRISON ST
25	317 29TH ST
25	317 29TH ST
24	598 HAMPSHIRE ST
22	580 HOWARD ST
22	2751 GEARY BL
22	701 MINNA ST
20	655 5TH ST
20	695 5TH ST
20	388 TOWNSEND
20	1011 23RD ST
20	1099 23RD ST
20	88 HOFF ST
20	2030 3RD ST
20	1233 HOWARD ST
18	701 PENNSYLVANIA ST
17	555 FLORIDA ST
16	2875 21ST ST
16	2068 3RD ST
16	73 SUMNER ST
15	2501 HARRISON ST
15	965 FOLSOM ST
14	221 CLARA ST
14	918 HARRISON ST
12	971 HOWARD ST
12	33 HAIGHT ST
12	249 SHIPLEY ST
12	786 MINNA ST
11	55 RODGERS ST
11	1963 MCALLISTER ST
10	788 8TH AV
10	827 FOLSOM ST
10	11 HAIGHT ST
10	767 CORBETT AV
1997	
233	88 KING ST
226	388 BEALE ST
106	868 KEARNY ST
54	5545 3RD ST
52	333 TAYLOR ST
38	500 DELANCEY ST
29	401 PAGE ST
25	350 HAIGHT ST
23	1001 MARIPOSA
23	2600 TURK ST
20	999 16TH ST
19	455 ROSE ST
16	465 10TH ST
16	1625 PACIFIC AV
16	635 TENNESSEE ST
16	655 TENNESSEE ST
12	1495 TAYLOR ST
12	495 ROSE ST
12	755 TENNESSEE ST
12	1631 HAYES ST
12	646 MINNA ST
10	1099 MISSISSIPPI ST
10	445 ARGUELLO

Source: Dept of Building Inspection

List 3

MAJOR HOUSING PROJECTS UNDER PLANNING DEPARTMENT REVIEW (Projects with 10 or More Units - as of May 1, 2000)

CASE NO	No. of Units	PROJECTNAME	DESCRIPTION
AFFORDABLE HOUSING PROJECTS			
1999.054 C	55	165 - 8TH ST	New construction of up to 55 affordable housing units & a child care facility.
1999.097 C	93	1 CHURCH ST	Demolish building and construct 93 affordable multi-family units, childcare facility and retail space.
2000.173 E	131	500 FRANCISCO ST	Demolish two buildings with 229 units of of affordable housing and construct four new buildings of affordable housing with a total of 360 units, ground floor retail space & child care facilities.
2000.259 C	34	421 TURK ST	Construct 34 units of affordable housing.
MARKET RATE HOUSING PROJECTS			
1999.154 E	66	992 PERALTA AV	Demolish 3 existing structures, construct 66 residential units and retail space.
1999.173 E	244	200 & 250 BRANNAN ST, 1 & 41 FEDERAL	Demolish four buildings, rehab one manufacturing building for 94 parking, multimedia. New construction of 404 parking spaces, 191 dwelling units.
1999.194 D	429	3995 ALEMANY BL	Renovate existing shoppping center, add 429 dwelling units, 763 parking and additional retail.
1999.209 V	30	1748 HAIGHT ST	Demolish existing commercial building and construct new building with 50 underground parking, commercial on first floor and 30 units residential above.
1999.210 C	44	3620 - 19TH ST	Construct 44 dwelling units.
1999.213 Q	243	201 BRANNAN ST	Build 112 unit and 131 unit new condominiums.
1999.233 I	198	JAMESTOWN AVENUE PUD	Construct 198 dwelling units in 4 buildings, with 235 parking spaces.
1999.242 V	11	336 HYDE ST	11 unit residential construction and one office on ground floor.
1999.579 C	288	301 - 1ST ST	New construction of high-rise residential bldg: 18-story tower w/ 129 d.u.s & 25-story tower w/ 159 d.u.s.and four stories w/ 352 parking spaces.

CASE NO	No. of Units	PROJECTNAME	DESCRIPTION
1999.849 C	78	821 FOLSOM ST	Demolish warehouse and new construction of 78 units plus ground floor retail and below grade 78-space parking garage.
1999.850 E	12	700 SANSOME ST	Demolish building and new construction of mixed-use: ground floor retail and 12 dwelling units.
2000.004 E	57	5 MASONIC AV / 2715 GEARY BL	Demolish 9 buildings and construct mixed-use 57 residential units above ground floor commercial over 114 basement level parking.
2000.052 Z	10	ARCO WAY	Construct ten single-family residences.
2000.068 Q	21	3316-3320, 3326-3328 CALIFORNIA ST	Build four 4-unit new condominiums and one 5 unit new condominium.
2000.167 E	31	1060 GEARY ST	Demolish two commercial buildings and build a new condominium with 31 units.
2000.333 E	114	639 MISSOURI ST	Construct 114 residential units, commercial use, live/work space and 131 parking spaces.
LIVE/WORK PROJECTS			
1998.173 D	90	520-538 BRANNAN ST	Demolish existing building and build 3 buildings, each with 30 units of live/work.
1998.459 D	78	1325 INDIANA / 1310 MINNESOTA	Build two buildings, one with 48 live/work, other with 30 live/work units.
1998.831 D	16	128 MORRIS ST	Construct 16 live/work units, 16 parking spaces on 3 lots. Demolish two existing buildings.
1998.864 D	51	650-690 4TH ST	Demolish two buildings. Construct 1 building with 51 live/work units, ground floor commercial use.
1998.871 D	24	730 FLORIDA ST	Demolish two-story warehouse. Build new 24 units of live/work.
1998.891 D	48	2002 3rd ST / 595 MARIPOSA	Build one building with 40 live/work units, and one with 8 live/work units.
1998.913 D	24	590-598 6TH ST	Build 24 new condominium L/W. Demolish 2 buldings.
1999.234 E	177	673-683 BRANNAN ST, 168-178 BLUXOME	Demolish warehouse and construct four buildings with 177 live/work units, 177 parking spaces.
1999.243 D	64	1247 HARRISON ST	Demolish industrial building and build three structures with 64 live/work units and ground floor retail.
1999.310 E	15	322 - 6th ST	Construct 15 live/work units over garage & 15 parking. Demolish existing building.

List 3

(continued)

Major Housing Projects Under Planning Department Review

CASE NO	No. of Units	PROJECTNAME	DESCRIPTION
1999.374 D	10	993 TENNESSEE ST	Demolish industrial building and construct 10 live/work and office on the ground floor.
1999.437 D	16	250 CLARA ST	Demolish existing auto service buildings and construct 16 live/work units & 16 parking.
1999.552 E	17	2092 3RD ST	Demolition of a restaurant building and new construction of 17 live/work units.
1999.584 !	46	188 KING ST	Demolish industrial building and construct 46 live/work units and 46 parking spaces.
1999.795 E	55	177 TOWNSEND ST	Demolish two buildings and construct mixed-use building ground floor retail, 55 live/work.
1999.813 E	16	131 MISSOURI ST	Construct 16 live/work units w/ 16 parking spaces after demolition of a warehouse.
1999.830 E	12	588 SOUTH VAN NESS AV	Construct 12 live-work units, 12 parking spaces.
2000.039 E	175	1300 ILLINOIS ST	Demolish warehouse, subdivide lot and build 10 buildings with 175 live/work loft units.
2000.074 E	48	77 VAN NESS AV	New construction of 48 live/work units with ground floor office and retail.
2000.290 E	34	370 10TH ST	Demolish 3 retail buildings; construct 34 live/work, ground floor retail and 34 off-street parking.
2000.337 E	32	175 RUSS ST / 68 HARRIET ST	Demolish warehouse and construct 32 live/work units, 34 off-street parking spaces.

PLANNING DEPARTMENT CASE TYPES

A — *Certificate of Appropriateness*
C — *Conditional Use Review*
D — *Discretionary Review*
E — *Environmental Review*
K — *Shadow Study*
Q — *Condominium Subdivision*
S — *Subdivision of Land*
V — *Variance Review*
Z — *Zoning Reclassification*
I — *Transportation Study*

List 4

MAJOR AFFORDABLE HOUSING PROJECTS IN THE PIPELINE* (Projects Proposed, Approved, or Under Construction as of May 1, 2000)

Project Name	Units	Sponsor / Population Served
NOTRE DAME APTS 1590 Broadway	205	CCDC / Low Income Seniors -- Renters
ALEXANDER APTS 230 Eddy	179	to be determined / Low Income -- Renters
DALT HOTEL 34 Turk	175	TNDC / Very Low Income single persons
SITE G 200 Brannan	171	Lenar / LNR / First Time Homeownership
GENEVA / CARTER Visitacion Valley	166	Mercy / Low Income Families
MARLTON MANOR 240 Jones	151	to be determined / Low Income -- Renters
HERITAGE HOMES VisitationValley	148	Mercy / GVDC / Families @ 20-60% AMI w/ 30 sec.8
HARTLAND HOTEL 909 Geary	140	THC / G.A. and SSI recipients
ANTONIA MANOR 180 Turk	133	TNDC / Low Income--Renters
NORTH BEACH HOPE VI Bay & Columbus	131	Bridge / Families @ 40-60% AMI (85) and Seniors (46)
MARIA MANOR 174 Ellis	119	TNDC / Low Income -- Renters
INTERNATIONAL HOTEL 868 Kearney	104	CCDC / Seniors
O'FARRELL TOWERS 477 O'Farrell	101	CHC / Low Income Seniors -- Renters
ORLANDO CEPEDA COMMONS King/4th & 3rd St.	100	MHDC / Low Income Families -- Renters
VETERANS ACADEMY Presidio	100	Swords / Homeless Veterans
1 CHURCH STREET	93	Bridge / Low Income Families -- Renters
PRESENTATION SENIORS 301 Ellis	93	Mercy / Seniors
BRITTON ST APTS VisitacionValley	92	Mercy / HCDC / Families @ 20-60% AMI w/ 46 sec.8
JOHN KING SENIOR 500 Raymond	91	Mercy / JKSC / Seniors

List 4

(continued)

MAJOR AFFORDABLE HOUSING PROJECTS IN THE PIPELINE* (Projects Proposed, Approved, or Under Construction as of May 1, 2000)

Project Name	Units	Sponsor / Population Served
LOCAL 2 209 Golden Gate	90	TNDC / Families @ 20-60% AMI
BLOCK N3 4th St/Channel	90	to be determined / Very Low Income Families
8th STREET STUDIOS 1166 Howard	88	TNDC / CHC / Very Low Income--Renters
BROADWAY PARCEL II Broadway/Battery	86	CCDC / (mixed) families
MARY ELIZABETH INN 1040 Bush	86	Mary Elizabeth Inn / Very Low Income single women
CLEMENTINA 827 Howard	85	TODCO / Seniors
CLAYTON HOTEL 651 Clay	81	CCDC / Seniors
FRIENDSHIP HOUSE 50 Julian	80	Friendship House / Homeless single persons (Native American)
TIHDI 1 Treasure Island	80	"Pioneers" / homeless families and singles
MIDORI HOTEL 240 Hyde	77	Conard House / Mentally disabled singles
8th & HOWARD 1188 Howard	73	TNDC/CHC / Families @ 20-60% AMI / Very Low Income
GOLDEN GATE APTS 1820 Post St.	72	CCDC / At-Risk Preservation
SUTTER APTS 1480 Sutter	67	Burlingame Management / Low Income -- Renters
PROVIDENCE CHURCH 1601 McKinnon	60	Povidence/SFHDC / Very Low Income Seniors
CAMBRIDGE HOTEL 473 Ellis	60	CCDC / Homeless single persons
TURK & FILLMORE	60	to be determined / Families @ 20-60% AMI plus 27 public housing displacees
SAN CRISTINA 1001 Market	59	CHP / Homeless singles
JORDAN APT 820 O'Farrell	55	to be determined
1881 BUSH	54	JALFI / Assisted Living

List 4
(continued)

MAJOR AFFORDABLE HOUSING PROJECTS IN THE PIPELINE* (Projects Proposed, Approved, or Under Construction as of May 1, 2000)

Project Name	Units	Sponsor / Population Served
1950 MISSION	50	MHDC / Very Low Income families, plus 24 public housing units
VISION PLACE 165 Eighth St.	49	ECS/Mercy / Homeless / HIV Families
SIERRA MADRE HOTEL 421 Leavenworth	47	TNDC / Small families
421 TURK	41	ASIAN, Inc. / Families w/ special needs
ST CLAIRE HOTEL 585 Geary	41	CCDC / Small families
5199 MISSION	38	MHDC / BHHA / Seniors
TIHDI 2: Cath.Charities Treasure Island	37	CC/Rubicon / Homeless families
TIHDI 2: CHP Yerba Buena Island	32	CHP / Homeless families
3rd & LA SALLE 4445 3rd Street	30	SFHDC / Very Low Income / HIV Families
450 Ellis	29	ASIAN, Inc.
SITE EE-2 / STONEYHILL SUMMIT Whitney Young Circle	27	Stony Hill Summit LLC / First Time Homeownership
864 ELLIS	26	TNDC / Very Low Income--Renters
474 NATOMA	26	to be determined / Low Income Fam--Homeowners
EDDY ST APTS 425 Eddy	25	CATS / Homeless singles
864 ELLIS	24	TNDC / Extremely Low Income Youth
3rd & OAKDALE	20	SFHDC / Families @ 40% AMI plus 6 w/ project-based Sec.8's
BRENNAN HOUSE	15	St.Vincent de Paul / Extremely Low Income Women (survivors of dom.violence)
MAITRI 401 Duboce	14	Maitri / HIV/AIDS RCF-CI
770 LA PLAYA	14	Progress Foundation / Families w/ special needs
KEITH ST HOMES Keith & Hudson	12	SFHDC / Low Income Families -- Homeowners
HOWARD ST APTS 1601 Howard	12	TNDC / Families @ 20-60% AMI

List 4

(continued)

MAJOR AFFORDABLE HOUSING PROJECTS IN THE PIPELINE* (Projects Proposed, Approved, or Under Construction as of May 1, 2000)

Project Name	Units	Sponsor / Population Served
HAZEL BETSEY 3554 17th St.	9	BHHC / HIV/AIDS Perm. Ind. Living
ARC APTS 416 Bay	9	ARC of SF / Developmentally disabled
1009 MISSION	8	to be determined / Low Income Fam--Homeowners
1652 EDDY	7	BHHC / HIV/AIDS Women/Children--Renters
1912 McAllister	2	Westside C.Ment.H. / to be determined
SITE FF-2 Oakdale & Keith	2	HHSF / First Time Homeownership
DELTA HOTEL 80-88 6th Street	152 SRO	TODCO / Very Low Income--Renters
AMBASSADOR HOTEL 55 Mason	140 SRO	TNDC / Very Low Income--Renters
WEST HOTEL 145 Eddy	106 SRO	TNDC / to be determined
102 SOUTH PARK	40 SRO	MHDC
HAMILTON FAMILY CTR 1530 Fell	70 beds	Hamilton / Homeless families
714-A(2) INCLUSIONARY Van Ness & Mrytle	67 beds	Van Ness Care Center / Low Income Seniors -- Renters
LELAND HOUSE 141 Leland Ave.	45 beds	CCASF / HIV/AIDS RCF-CI
GASTENELLS to be determined	20 beds	Gastenell's Res.Care / Recently emancipated (homeless) young women
CONRAD HOUSE 3327-3331 26th Street	16 beds	Conard House / Special Needs--Renters
OZANAM 1175 Howard	15 beds	St.Vincent de Paul / Homeless singles
AUTUMN GLOW 650 Grove	15 beds	Self-Help for Elderly / seniors (w/alzheimers)
PLANETREE #1 154 Coleridge	14 beds	Walden House / HIV/AIDS Perm. Ind. Living
RICHARD COHEN RES 220 Dolores	10 beds	DSCS / HIV/AIDS RCF-CI
214 DOLORES	8 beds	Baker Places/MHDC / Very Low Income/Special Needs -- Renters

List 4
(continued)

MAJOR AFFORDABLE HOUSING PROJECTS IN THE PIPELINE* (Projects Proposed, Approved, or Under Construction as of May 1, 2000)

Project Name	Units	Sponsor / Population Served
STINSON 119-121 Holly Park	6 beds	BHHC / HIV/AIDS Perm. Ind. Living
ABC IV 1340 Portola	6 beds	Calif. Autism Fndtn / Autistic adults
416 PRECITA	6 beds	BHHC / HIV/AIDS Perm. Ind. Living
ALFA HOMES 872 Ingerson	6 beds	Alfa Res.Care Center / minor mothers and their children
220 Pierce	beds	TNDC
ILOILO CIRCLE 1809 Sutter	beds	Iloilo Circle / Very Low Income Seniors
NATHAN HOTEL 340 Eddy	beds	IHDC
GLIDE 333 Mason	beds	Glide / Homeless families
CANNON KIP 701 Natoma	beds	ECS /
DEREK SILVA 1594 Market	beds	CCASF / HIV/AIDS Singles
GUERRERO HOUSE 899 Guerrero	beds	Cath. Charities /
10th & MARKET	to be determined	TNDC/CHC / to be determined
SRO REHAB PROGRAM Various Sites	to be determined	to be determined / Extremely Low Income Singles -- SRO

** Includes acquisition and rehabilitation projects.*

Sources: Mayor's Office of Housing, San Francisco Redevelopment Agency.

Refer to page 47 for Project Sponsor abbreviations.

List 5A

LIVE/WORK PROJECTS COMPLETED 1987 - 1999 4 Units or More

	Address	Block	Lot	No. of Units	Zoning Classification	Planning District
1999	650 Delancey	3789	025	66	M-2	South of Market
	720 York	4080	001	54	C-1/M-1	South of Market
	301 Bryant	3774	001	38	M-1	South of Market
	575 Harrison	3764	069	33	SSO	South of Market
	918 Harrison	3753	149	28	RSD	South of Market
	249 Shipley	3753	066	24	RSD	South of Market
	598 Hampshire	4015	002	24	M-1	Mission
	580 Howard	3721	021	22	C-3-O(SD)	Downtown
	701 Minna	3728	088	22	SLR	Downtown
	1097 Howard	3731	042	22	SLR	South of Market
	3338 17th	3569	083	20	NC-3	Mission
	394 Townsen	3786	017	20	SSO	South of Market
	2050 3rd Street	3995	024	20	M-1	South of Market
	370 7th	3755	013	18	SLR	South of Market
	701 Pennsyl	4168	014	18	M-1	South of Market
	321 Langton	3780	082	16	SLI	South of Market
	2020 3rd Street	3995	025	16	M-1	South of Market
	2501 Harrison	4147	032	16	RH-2	Mission
	1100 Howard	3727	007	14	SLR	Downtown
	1227 Mission	3728	074	12	SLR	Downtown
	249 Shipley	3753	066	12	RSD	South of Market
	826 Folsom	3733	016	10	RSD	South of Market
	1025 17th	3987	014	10	M-2	South of Market
	805 Minnesota	4107	001	10	M-2	South of Market
	989 Folsom	3753	121	9	RSD	South of Market
	1568 Indiana	4318	019	8	M-2	South Bayshore
	370 De Haro	3956	007	7	M-2	South of Market
	555 Natoma	3726	043	6	RED	Downtown
	236 Clara	3753	064	6	RSD	South of Market
	1020 Mariposa	3987	016	6	M-2	South of Market
1998	465 10th St	3525	059	18	SLR	South of Market
	88 Guy Place	3749	063	17	M-1	South of Market
	540 Delancey	3774	002	16	M-1	South of Market
	635 Tennessee	3995	019	16	M-2	South of Market
	655 Tennessee	3995	028	16	M-2	South of Market
	1116 Folsom	3730	013	15	SLR	South of Market
	646 Minna	3727	098	12	SLR	Downtown
	755 Tennessee	4044	011	12	M-2	South of Market
	2030 3rd Street	3995	017	10	M-2	South of Market
	1099 Mississippi	4224	008A	10	M-1	South of Market
	18 Bernice	3522	078	8	SLR	South Central
	260 Clara	3753	073	8	RSD	South of Market
	236 Ritch	3776	092A	5	SLI	South of Market

List 5A
(continued)

LIVE/WORK PROJECTS COMPLETED 1987 - 1999 4 Units or More

	Address	Block	Lot	No. of Units	Zoning Classification	Planning District
1997	101 Harrison	3768	014	46	M-1	South of Market
	18 Lansing	3749	011	28	RC-4	South of Market
	25 Lucerne	3784	049	20	SLI	South of Market
	1 Clarence	3788	046	18	SLI	South of Market
	358 12th St	3522	084	16	SLR	South Central
	49 Zoe	3776	088	16	SLI	South of Market
	139 Welsh	3777	014	12	SLI	South of Market
	2011 3rd Street	3994	008	12	M-2	South of Market
	340 6th	3754	006	10	SLR	South of Market
	2150 Harrison	3573	026	8	RH-2	Central
	281 Clara	3753	151	8	RSD	South of Market
	301 Langton	3780	086	6	SLI	South of Market
	164 Townsend	3788	011A	6	SLI	South of Market
	2727 Mariposa	4016	001	5	M-1	Mission
	229 8th	3730	037	4	SLR	South of Market
	615 Tennessee	3995	014	4	M-1	South of Market
	691 Tennessee	3995	026	4	M-2	South of Market
	675 Tennessee	3995	027	4	M-2	South of Market
	3117 20th	4084	037	4	C-M	Mission
1996	81 Lansing	3749	060	33	M-1	South of Market
	125 Gilbert	3784	027	18	SLI	South of Market
	74 Brady	3504	014	16	C-M	Mission
	610 Illinois	3994	012	15	M-2	South of Market
	340 1st	3749	014	14	RC-4	South of Market
	43 Boardman	3779	091	14	SLI	South of Market
	226 Ritch	3776	102	9	SLI	South of Market
	375 Potrero	3961	022	5	M-1	Mission
	356 12th St	3522	007	4	SLR	South Central
	350 12th St	3522	085	4	SLR	South Central
	1375 Harrison	3525	071	4	SLR	South of Market
	741 Natoma	3728	029	4	SLR	Downtown
	56 Moss	3731	052	4	RED	South of Market
	159 Russ	3731	091	4	RED	South of Market
	11 Brush Place	3755	087	4	SLR	South of Market
1995	728 Alabama	4083	006	30	M-1	Mission
	1695 18th St	4034	004	29	M-1	South of Market
	161 Gilbert	3784	090	16	SLI	South of Market
	50 Lucerne	3784	047A	12	SLI	South of Market
	533 2nd	3774	048	10	M-1	South of Market
	751 Natoma	3728	027	8	SLR	Downtown
	755 Florida	4081	017	7	M-1	Mission
	55 Norfolk	3521	050	6	SLR	Mission
	1220 Folsom	3729	009	4	SLR	South of Market

List 5A
(continued)

LIVE/WORK PROJECTS COMPLETED 1987 - 1999 4 Units or More

	Address	Block	Lot	No. of Units	Zoning Classification	Planning District
1994	469 Clement	3732	037	20	RSD	South of Market
	954 Natoma	3510	032	8	SLR	Downtown
	328 Ritch	3787	142	8	SLI	South of Market
	38 Lusk	3787	144	6	SLI	South of Market
	15 Grace	3509	025	4	SLR	Inner Sunset
	75 Sheridan	3519	080	4	SLR	South of Market
1993	701 Minnesota	4060	006	54	M-2	South of Market
	20 South Park	3775	106	10	SPD	South of Market
	1489 Folsom	3520	030	9	SLR	South of Market
	375 10th St	3519	072	8	SLR	South of Market
	65 Norfolk	3521	059	6	SLR	Mission
	83 Lafayette	3511	087	4	SLR	Mission
1992	355 Bryant	3774	075	44	SSO	South of Market
	960 Natoma	3510	034A	4	SLR	Downtown
	485 Tehama	3732	173	4	RSD	South of Market
1991	461 2nd	3764	098	127	SSO	South of Market
	601 4th	3787	140	85	SLI	South of Market
	940 Battery	136	004A	10	C-2	Northeast
1990	600 York	4023	001	25	M-1	Mission
	601 Minnesota	4043	012A	19	M-2	South of Market
1989	499 Alabama	3969	001	79	M-1	Mission
	690 Potrero	4025	003B	15	M-1	Mission
	520 Hampshire	4016	001	6	M-1	Mission
1987	800 Meade	4991	135	46	RH-2	South Bayshore

List 5B

LIVE/WORK PROJECTS IN THE PIPELINE
Projects Under Review by Planning and Projects Approved by Planning, with Permits Issued, or Under Construction as of June 30, 2000

Address	Block	Lot	No. of Units	Zoning Classification	Planning District
557 4th	3776	119	188	SLI	South of Market
1300 Illinois	4231	002	172	M-2	South of Market
2150 Folsom	3574	015	114	RH-3	Mission
639 Missouri	4101	060	110	M-1	South of Market
168 Bluxome	3785	021	96	SLI	South of Market
520 Brannan	3777	038	90	SLI	South of Market
683 Brannan	3785	020	81	SLI	South of Market
1325 Indiana	4228	011	78	M-2	South of Market
855 Folsom	3752	072	68	RSD	South of Market
600 Clement	3730	049	62	SLR	South of Market
1082 Pennsylvania	4224	008	56	M-1	South of Market
386 Alabama	3967	001	52	M-1	Mission
690 4th	3786	008	51	SSO	South of Market
77 Van Ness	834	022	48	C-3-G	Western Addition
2002 3rd	3995	023	40	M-1	South of Market
370 10th	3520	011	34	SLR	South of Market
175 Russ	3731	089	32	SLR	South of Market
1250 Missouri	4287	014	32	M-1	South Bayshore
1378 Tennessee	4229	003	30	M-2	South of Market
125 Napoleon	5230	021	30	M-2	South Bayshore
2412 Harrison	3612	002	28	C-M	Mission
1247 Harrison	3757	064	28	SLI	South of Market
1247 Harrison	3757	065	28	SLI	South of Market
691 Tennessee	3995	020	25	M-2	South of Market
730 Florida	4082	009	24	M-1	Mission
2407 Harrison	4084	033	20	C-M	Mission
360 6th	3754	008	19	SLR	South of Market
601 Mariposa	3996	013	19	M-2	South of Market
101 Mississippi	3987	008	18	M-2	South of Market
1301 Sansome	0085	005	17	C-2	Northeast
370 Townsend	3786	016	17	SSO	South of Market
2092 3rd	3995	007	17	M-2	South of Market
370 Townsend	4226	016	17	M-1	South of Market
73 Sumner	3730	001	16	SLR	South of Market
250 Clara	3753	066	16	RSD	South of Market
131 Missouri	3985	024	16	M-1	South of Market
2068 3rd	3994	002	16	M-2	South of Market
2327 26th St	4329	015	16	M-1	South Bayshore
322 6th	3754	003	15	SLR	South of Market
2900 22nd	3613	009	14	C-M	Mission
761 Tehama	3729	090	14	SLR	South of Market
241 08th	3730	035	14	SLR	South of Market
1790 Armstrong	5418	003	14	M-1	South Bayshore
3175 17th St	3574	048	13	C-M	Mission

List 5B
(continued)

LIVE/WORK PROJECTS IN THE PIPELINE

Address	Block	Lot	No. of Units	Zoning Classification	Planning District
1132 Howard	3727	015	13	SLR/RED	Downtown
1145 Mission	3727	001	12	SLR	South of Market
1578 Indiana	4318	020	12	M-2	South Bayshore
1588 Indiana	4318	021	12	M-2	South Bayshore
828 Innes	4645	012	12	M-1	South Bayshore
1400 Grant	115	019	10	North Beach	Northeast
1150 Folsom	3730	018	10	SLR	South of Market
452 Tehama	3732	112	10	RSD	South of Market
1200 Connecticut	4324	004	10	RM-2/M-1	South Bayshore
800 Pennsyl	4167	011	9	M-1	South of Market
2620 3rd	4172	016	9	NC-2	South of Market
370 12th St	3522	011	8	SLR	South Central
1049 Market	3703	067	8	C-3-G	Downtown
108 Langton	3755	102	8	RED	South of Market
1247 Harrison	3757	066	8	SLI	South of Market
200 Brannan	3774	015	8	M-1	South of Market
415 Bryant	3775	097	8	SSO	South of Market
1171 Sansome	113	040	6	C-2	Northeast
360 10th	3520	009	6	SLR	South of Market
475 Hampshire	3973	002E	6	M-1	Mission
2134 Folsom	3574	007	4	M-1	Mission
1227 Folsom	3756	044	4	SLR	South of Market
1228 25th	4227	013A	4	M-2	South of Market
TOTAL UNITS UNDER PLANNING REVIEW			**2,102**		

Address	Block	Lot	No. of Units	Zoning Classification	Planning District
175 Bluxome	3785	7	102	SLI	South of Market
555 Florida	4017	1	64	M-1	Mission
1001 Mariposa	4000	25	56	M-1	South of Market
177 Townsend	3794	4	55	M-2	South of Market
1800 Bryant	3970	5	48	M-1	Mission
696 Pennsylvania	4103	27	48	M-1	South of Market
950 Harrison	3753	20	46	RSD	South of Market
188 King	3794	004A	46	M-2	South of Market
36 5th	3704	2	38	C-3-G	Downtown
530 Folsom	3736	17	33	C-3-O	South of Market
19 Clement	3736	119	32	C-3-S	South of Market
2130 Harrison	3573	25	30	M-1	Mission
22 Morris	3778	042	30	SLI	South of Market
317 Harriet	3779	003	30	SLI	South of Market
346 1st	3748	032	29	RC-4	South of Market
725 Florida	4081	011B	28	M-1	Mission
2130 Harrison	3573	025	26	M-1	Mission

List 5B
(continued)

LIVE/WORK PROJECTS IN THE PIPELINE

Address	Block	Lot	No. of Units	Zoning Classification	Planning District
22 Morris	3778	042	30	SLI	South of Market
317 Harriet	3779	003	30	SLI	South of Market
346 1st	3748	032	29	RC-4	South of Market
725 Florida	4081	011B	28	M-1	Mission
2130 Harrison	3573	025	26	M-1	Mission
245 5th	3733	058	26	C-3-S	South of Market
599 3rd	3775	023	24	SLI	South of Market
590 6th	3779	013	24	SLI	South of Market
2196 3rd Street	4044	015	24	M-2	South of Market
650 2nd	3788	002A	23	SSO	South of Market
460 Natoma	3725	052	20	C-3-S	Downtown
1233 Howard	3729	070	20	SLR	South of Market
340 Townsend	3786	014B	20	SSO	South of Market
999 16th	3950	004	20	M-2	South of Market
2030 3rd Street	3995	024	20	M-1	South of Market
700 Illinois	4045	004	20	M-2	South of Market
1207 Indiana	4228	014	20	M-2	South of Market
1045 Mission	3726	109	19	SLR	Downtown
745 Florida	4081	053	18	M-1	Mission
1405 Indiana	4293	017	18	M-2	South Bayshore
2169 Folsom	3573	004	16	M-1	Mission
439 Bryant	3775	089	16	SSO	South of Market
128 Morris	3778	021	16	SLI	South of Market
1000 Pennsylvania	4224	042	16	M-1	South of Market
1488 Harrison	3520	019	15	SLR	South of Market
965 Harrison	3753	134	15	RSD	South of Market
670 8th Street	3782	010	15	M-2	South of Market
113 Stillman	3762	122	14	SLI	South of Market
1328 Mission	3508	020	12	C-3-G	Downtown
588 South Van Ness	3570	006	12	C-M	Mission
466 Tehama	3732	115	12	RSD	South of Market
971 Howard	3732	116	12	RSD	South of Market
500 Bryant	3762	009	12	SLI	South of Market
549 3rd Str	3775	071	12	SLI	South of Market
59 Rodgers	3755	068	11	SLR	South of Market
427 14th St	3546	029	10	RM-1	Mission
699 Pennsylvania	4104	002	10	M-1	South of Market
993 Tennessee	4108	019	10	M-2	South of Market
3100 18th	3573	024	9	M-1	Mission
1025 Minna	3511	070	8	RED	Mission
1145 Howard	3730	088	8	SLR	South of Market
100 Stillman	3762	125	8	SLI	South of Market
374 11th	3521	012	6	SLR	South of Market
142 Russ	3731	081	6	RED	South of Market

List 5B
(continued)

LIVE/WORK PROJECTS IN THE PIPELINE

Address	Block	Lot	No. of Units	Zoning Classification	Planning District
712 Bryant	3760	015	6	SLI	South of Market
633 Hampshire	4025	012	6	M-1	Mission
2211 26th St	4327A	008	6	M-1	South Bayshore
2940 Folsom	6525	008	6	RH-2	Mission
21 Stillman	3763	036	5	SSO	South of Market
725 Tehama	3729	067	4	SLR	South of Market
675 Townsend	3799	007	4	M-2	South of Market
727 Florida	4081	018	4	M-1	Mission
TOTAL UNITS APPROVED BY PLANNING			**1,379**		

APPENDIX

Tables A-1 and *A-2* show the incomes and prices for affordable rental and ownership units based on 2000 HUD income limits. For variations from these afforability guidelines and for affordability levels for households with more than four persons, please consult the Mayor's Office of Housing.

Table A-1

2000 RENTAL AFFORDABLE HOUSING GUIDELINES INCOME LEVELS AND MONTHLY PAYMENTS BY HOUSEHOLD SIZE*

	Household Size	Average Unit Size	Maximum Annual Income	Monthly Rent
Extremely Low Income (25% of HUD Median Income)	1	Studio	$ 13,100	$ 328
	2	1 Bedrm	$ 15,000	$ 375
	3	2 Bedrm	$ 16,850	$ 421
	4	3 Bedrm	$ 18,750	$ 469
Very Low Income (50% of HUD Median Income)	1	Studio	$ 26,200	$ 655
	2	1 Bedrm	$ 29,950	$ 749
	3	2 Bedrm	$ 33,700	$ 843
	4	3 Bedrm	$ 37,450	$ 936
Lower Income (60% of HUD Median Income)	1	Studio	$ 31,450	$ 786
	2	1 Bedrm	$ 35,950	$ 899
	3	2 Bedrm	$ 40,450	$ 1,011
	4	3 Bedrm	$ 44,950	$ 1,124
Low Income (80% of HUD Median Income)	1	Studio	$ 41,950	$ 1,049
	2	1 Bedrm	$ 47,950	$ 1,199
	3	2 Bedrm	$ 53,950	$ 1,349
	4	3 Bedrm	$ 59,900	$ 1,498

**Incomes are based on 2000 HUD Median Income Limits for the San Francisco PMSA, which includes San Francisco, Marin and San Mateo counties. Rents are calculated based on 30% of monthly income.*

Table A-2

2000 HOMEOWNERSHIP AFFORDABLE HOUSING GUIDELINES INCOME LEVELS AND MONTHLY PAYMENTS BY HOUSEHOLD SIZE*

	Household Size	Average Unit Size	Maximum Annual Income	Monthly Housing Expense	Maximum Purchase Price
Lower Income (60% of HUD Median Income)	1	Studio	$ 31,450	$ 865	$ 111,689
	2	1 Bedrm	$ 35,950	$ 989	$ 130,239
	3	2 Bedrm	$ 40,450	$ 1,112	$ 148,789
	4	3 Bedrm	$ 44,950	$ 1,236	$ 182,090
Low Income (80% of HUD Median Income)	1	Studio	$ 41,950	$ 1,154	$ 130,239
	2	1 Bedrm	$ 47,950	$ 1,319	$ 151,439
	3	2 Bedrm	$ 53,950	$ 1,484	$ 172,638
	4	3 Bedrm	$ 59,900	$ 1,647	$ 193,661
Median Income (100% of HUD Median Income)	1	Studio	$ 52,450	$ 1,442	$ 167,338
	2	1 Bedrm	$ 59,900	$ 1,647	$ 193,661
	3	2 Bedrm	$ 67,400	$ 1,854	$ 220,161
	4	3 Bedrm	$ 74,900	$ 2,060	$ 246,661
Moderate Income (120% of HUD Median Income)	1	Studio	$ 62,900	$ 1,730	$ 204,261
	2	1 Bedrm	$ 71,900	$ 1,977	$ 236,061
	3	2 Bedrm	$ 80,900	$ 2,225	$ 267,860
	4	3 Bedrm	$ 89,900	$ 2,472	$ 299,660

**Incomes are based on 2000 HUD Median Income Limits for the San Francisco PMSA, which includes San Francisco, Marin and San Mateo counties. Monthly housing expenses are calculated based on 33% of gross monthly income*

ACKNOWLEDGMENTS

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2000 HOUSING INVENTORY

San Francisco Planning Department
July 2001

2000 HOUSING INVENTORY

San Francisco Planning Department
July 2001

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INTRODUCTION

The *Housing Inventory* is a statistical report of San Francisco's housing production trends and projections. It has reported changes in the City's housing stock, including housing construction, demolition, and alterations, since 1967. This report is 34th in the series and presents housing production activity during 2000.

The *Housing Inventory*, by monitoring changes in San Francisco's housing stock, provides a basis for evaluating the San Francisco *General Plan*'s Housing Element housing production goals and policies. Housing policy implications that may arise from the data in this report are not considered here.

The *Housing Inventory* details housing production which begins with a project application being filed with the City. The application is reviewed by the Planning Department for compliance with zoning and other applicable policies. If the Planning Department approves the project, the Department of Building Inspection (DBI) then reviews it for compliance with the Building Code and, if approved, issues a permit authorizing construction. Next, the project begins construction. When the project is finished and passes DBI's inspection, DBI issues a Certificate of Final Completion. The *Housing Inventory* reports annual net gain in housing units citywide and by planning district. Net gain is the number of newly constructed units with Certificates of Final Completion issued adjusted for alterations—which can add or subtract units—and demolitions. Live/work projects, condominiums, and changes in the residential hotel stock are other areas of interest covered by the *Housing Inventory*. Another section is devoted to affordable housing production and guidelines. In addition, a regional perspective is provided by listing nine-county housing construction activity. Finally, lists of major projects completed and in the pipeline are presented.

The Association of Bay Area Governments (ABAG) in its *Projections 2000* forecasts an increase of 15,900 households between 2000 and 2020. In the next decade, to 2010, 10,580 new households are anticipated, or 1,058 per year. Between 1996 and 2000, the annual net gain in housing units in San Francisco averaged 1,031.

In preparation for the current cycle of General Plan Housing Element updates, ABAG established "housing needs" goals which cities and counties in the Bay Area must use in developing housing policy, particularly in the housing elements of their general plans. This annual housing goal for San Francisco is about 2,700 per year through 2006. Of this number, 26% should be units affordable to households with "very low" incomes, 10% to those with "low" incomes, and 28% to those with "moderate" incomes. San Francisco will use these goals when developing an updated Housing Element of the *General Plan*. This effort will be completed by December 2001.

Data about projects completed are obtained from the Department of Building Inspection, the Department of Public Works' Condominium Subdivision Office and

DBI's Housing Inspection Services Division. Data for projects requiring City Planning Commission approval are obtained from City Planning Department records. Information on affordable projects is provided by the Mayor's Office of Housing, the San Francisco Housing Authority, and the San Francisco Redevelopment Agency. The Construction Industry Research Board provides Bay Area nine-county data. The City Assessor's Office, California State Census Data Center, and project sponsors also provide data.

Copies of this and earlier reports can be obtained from the San Francisco Planning Department, Fifth Floor, 1660 Mission Street, San Francisco, CA 94103-2414. They are also available in the Government Documents section of the San Francisco Public Library.

Staff contact: Teresa Ojeda, phone (415) 558-6251, FAX (415) 558-6426.

KEY FINDINGS

Housing Production

The net gain in housing units completed during 2000 (units added minus units lost) was 1,564 units, the largest gain since 1991 and 22% more than the net gain in 1999. New construction added 1,626 units to the City's housing stock, a 33% increase over that produced the previous year. Alterations produced a net loss of one dwelling unit in 2000. Sixty-one (61) housing units were demolished in 2000, a 38% decrease from 1999.

Most of the new housing construction in 2000 occurred in districts zoned for uses other than residential: 38% in industrial and heavy commercial zoned lands; 19% in the South of Market zoning districts, and 11% in neighborhood commercial districts. By building type, almost two-thirds (65%) of new construction was in higher density structures (20 or more units). Twenty percent of new housing units completed in 2000 were in the interim Industrial Protection Zone while 7% were in the interim Mixed Use Housing Zone.

Building permit activity is slowing down. In 2000, permits were issued for 2,897 units, a 14% decrease from 1999. The previous three years' vigourous permitting activities, however, indicate more housing units will become available in the next few years.

Live/work units continue to be a major source of housing production in San Francisco. The 464 live/work units completed in 2000 accounted for 30% of the year's net change in housing stock. And as of December 31, 2000, over 3,148 live/work units were in the pipeline (under review by the Planning Department, approved by Planning, authorized for construction, or under construction).

Affordable Housing

Newly constructed affordable housing units completed in 2000 totalled 145, a 40% decrease from 1999. Affordable housing units made up 9% of the year's total new housing construction. An additional 822 affordable units were substantially complete or under construction at the end of 2000.

Almost all completed units (133 or 91%) were for families. There were 12 inclusionary affordable housing units for seniors. Over half (55% or 76 units) were built to meet the needs of very low income households. Affordable units in this report are defined as units which the sponsor is legally committed to maintaining at defined rent or sale prices established by the U.S. Department of Housing and Urban Development (HUD).

Planning District Changes

In 2000, most new housing units were built in the Western Addition (518 or 31% of the citywide total). South of Market gained the second most new units with 284 units (or 17% of the citywide total).

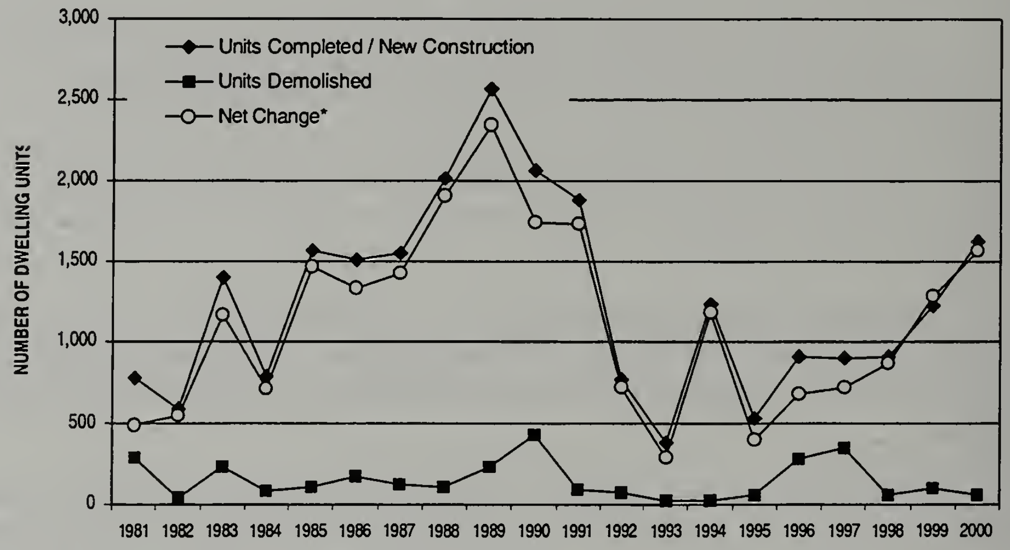
HOUSING PRODUCTION TRENDS

TWENTY YEAR OVERVIEW

Twenty-year trend lines for housing production are shown in *Graph 1* below for units completed, units demolished, and net change. The numbers of units completed and units approved from 1981 through 2000 are shown in *Graph 2* below.

Graph 1

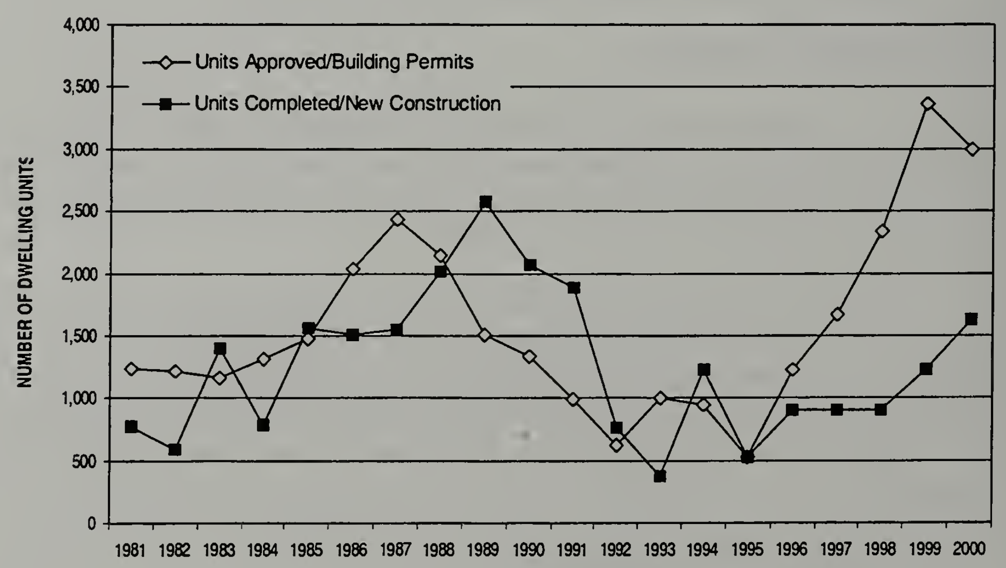
20-YEAR HOUSING PRODUCTION TRENDS 1981 - 2000



**Before 1990, Net Change did not include units gained or lost through alterations.*

Graph 2

UNITS APPROVED FOR CONSTRUCTION AND UNITS COMPLETED 1981 - 2000



In 2000, the net change in housing units was 1,564, a 22% increase over 1999. (Unit Net Change is the number of units newly constructed, adjusted for alterations — which can add or subtract units — and demolitions.) Sixty-one housing units were demolished in 2000 although most of these are slated to be replaced. The net gain of units through alterations resulted in a loss of one housing unit. The number of units in residential projects with building permits issued showed an 14% decrease from 1999 to equal 2,897 units.

Table 1

SAN FRANCISCO HOUSING TRENDS 1981 - 2000

Year	Units Approved / Building Permits	Units Completed / New Construction	Units Demolished	Net Gain or Loss by Alteration	Net Change*
1981	1,242	780	288		492
1982	1,215	589	42		547
1983	1,167	1,400	233		1,167
1984	1,313	790	79		711
1985	1,479	1,568	105		1,463
1986	2,037	1,507	173		1,334
1987	2,442	1,553	127		1,426
1988	2,148	2,011	104		1,907
1989	1,508	2,573	228		2,345
1990	1,332	2,065	433	105	1,737
1991	987	1,882	90	(60)	1,732
1992	629	767	76	34	725
1993	1,001	379	26	(65)	288
1994	948	1,234	25	(23)	1,186
1995	525	532	55	(76)	401
1996	1,228	909	278	52	683
1997	1,666	906	344	163	725
1998	2,336	909	54	19	874
1999	3,360	1,225	98	158	1,285
2000	**2,897**	**1,626**	**61**	**(1)**	**1,564**
TOTAL	**31,460**	**25,205**	**2,919**	**306**	**22,592**

** Before 1990, Net Change did not include units gained or lost through alterations.*

HOUSING PRODUCTION INDICATORS

Housing production moves through the following process: a project is reviewed and, if in order, is approved and then authorized for construction. Once construction is finished and the project passes inspection by the Department of Building Inspection (DBI), it is issued a Certificate of Final Completion (CFC) by DBI. The *Housing Inventory* reports those units in projects with Certificates of Final Completion issued to them as adding to San Francisco's housing stock.

1
UNITS UNDER REVIEW

Proposed projects are first reviewed by the Planning Department for compliance with Zoning Code and other regulations and policies. The amount and type of projects under Planning review are indicators of current interest and future housing production (over approximately the next one to two years). Then they are reviewed by the Department of Building Inspection for compliance with the Building Code.

2
UNITS AUTHORIZED FOR CONSTRUCTION

The Department of Building Inspection issues building permits to projects which become "authorized for construction." Projects with building permits generally start construction within 90 days from the date the permit is issued. Start of construction may be delayed for up to a year; if the permit is not picked up or acted on, the permit may expire or be canceled. The number of units authorized for construction is a key indicator of future housing construction.

3
UNITS CERTIFIED COMPLETE

Certificates of Final Completion (CFC) are issued by DBI building inspectors to projects determined to be completed. Units certified complete are the total number of units within projects certified complete. Units certified complete is an indicator of changes to the City's housing supply resulting from units gained or lost from new construction, alterations, and demolitions.

Housing production is measured in terms of units rather than projects because the number of units in a project varies. Not all projects reviewed or approved are built. A project application may be withdrawn, disapproved, revised, or it may expire if, for example, a project is not financed. Housing production is also affected by changes in market conditions and the economy. However, once building construction starts, a project is usually completed in one to two years, depending on project size.

The next sections detail the housing indicators described above. In 2000, 1,626 units were certified complete by DBI. A total of 2,897 units were authorized for construction (i.e., with building permits issued) in 2000. As of December 31, 2000, there were about 4,814 units in 37 major projects (10 units or more) under City Planning Department review.

Units Certified Complete

In 2000, newly constructed and certified complete units totaled 1,626 or 401 units more than newly constructed in 1999. Affordable units comprised almost 9% or 145 of these units. Most of the newly constructed units (73%) were in buildings with 10 or more units while in 1999, 64% were in such buildings. The five-year period between 1996 and 2000 averaged 1,120 newly constructed units per year compared to 959 units per year for the previous five-year period of 1991 to 1995. The most units certified complete in one year in the last 20 years was in 1989 when 2,573 new units were completed and the fewest units were built in 1993 (379 units). A total of 12,434 units have been newly constructed since 1990.

Major market-rate projects completed in 2000 included the 250-unit Episcopal Homes residential care facilities on 1661 Pine Street; the 155-unit Rhoda Goldman Plaza senior housing; and 149 units on 1901 Van Ness. Two major affordable housing projects were completed in 2000: the 92-unit Britton Court Homes on 150 Britton Street and the 21 units (70 bed) Hamilton Family Center on Hayes and Fell Streets. Alterations resulted in a net loss of one dwelling unit, although 13 live/work units in three projects were completed through interior alterations of older buildings. In 2000, 61 units were demolished.

Units Authorized for Construction

In 2000, the total number of units authorized for construction (i.e., with building permits issued) was 2,897, a 14% decrease from 1999. This 2000 total, however, still surpassed the peak reached during the last 20 years of 2,442 units in 1987. The economy, while showing signs of some slowing down, continues to fuel housing production.

The number of units authorized for construction since 1996 is summarized in *Table 2* below. Major projects authorized for construction in 2000 are described in *List 2A* beginning on page 49. Because there is sometimes a delay in receiving the Certificate of Final Completion from the Department of Building Inspection, these lists include some projects where construction is substantially complete.

Major affordable projects in this category include 162-unit 8th Street Studios on 1166-1188 Howard and 8th Streets; 193 replacement units on Eddy and Buchanan; the 100-unit Orlando Cepeda Commons on 150 Berry Street; 91 units on 500 Raymond; 91 units on Cesar Chavez and 27th Street; and 48-units on 165-8th Street.

Table 2

UNITS AUTHORIZED FOR CONSTRUCTION 1996 - 2000

Year	Units Authorized by Building Type					Total Projects
	Single	2 Units	3-4 Units	5+ Units	Total	
1996	170	168	77	813	1,228	315
1997	217	80	73	1,296	1,666	322
1998	178	180	99	1,879	2,336	401
1999	50	154	76	3,080	3,360	211
2000	**84**	**102**	**85**	**2,626**	**2,897**	**260**

Units Under Review

The number of units in projects under Planning Department review continues to grow. As of December 31, 2000, some 5,526 units in 48 major projects were under review. Together with smaller scale projects, the number of units under department review totalled 6,074 in 97 projects.

The projects in *List 3*, pages 54-56, are major projects as of December 31, 2000 which require special Planning review such as conditional use, environmental review, or variance. The list does not include projects requiring only a building permit or major projects which have not filed for formal Planning review.

The substantial number of units under review by the Planning Department indicate that in the next one to two years San Francisco's housing stock should noticeably increase.

SAN FRANCISCO'S HOUSING SUPPLY

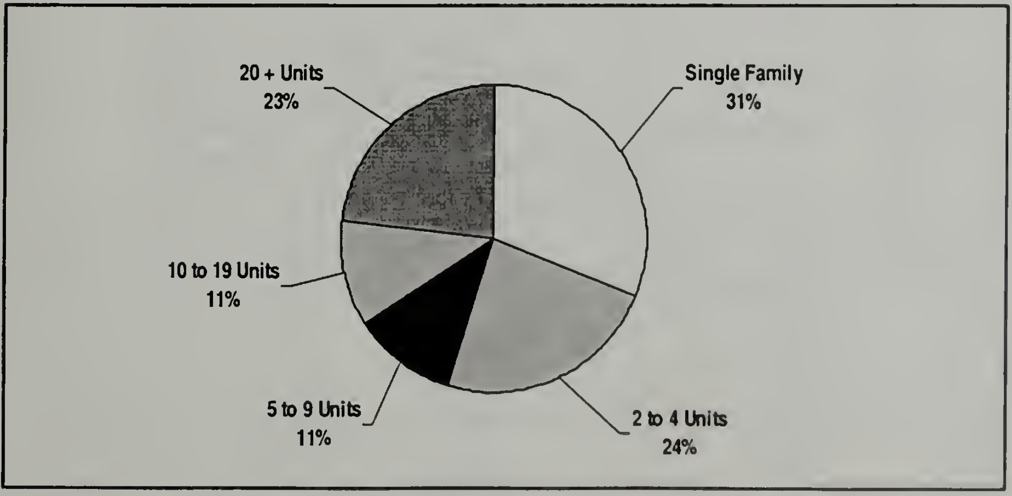
New construction, alterations, and demolitions change the City's housing supply. The annual net gain is the sum of units completed from new construction and alterations minus units lost from demolition and alterations. The housing stock had a net gain of 1,564 units in 2000, an increase of 279 units or 22% over 1999. The City's net gain since 1990 is 11,200 units, 68% of which are in buildings with 20 or more units. This net gain is comprised of 12,434 newly constructed units, 306 units gained through alterations, and 1,540 units demolished.

Net gain by planning district is reported in *Table 24*, beginning on page 30. *Table 3* and *Graph 3* below illustrate San Francisco's housing stock by building type. Net gain from 1990 to 2000 shown in *Table 3* below (11,108 units) does not include 92 units for which the building type is unknown. The City's housing stock is approximately equally divided into one-third single family homes, one-third moderate density buildings (two to nine units), and one-third higher density structures (ten or more units).

Table 3

SAN FRANCISCO HOUSING STOCK
by Building Type
as of December 31, 2000

	Single Family	2 to 4 Units	5 to 9 Units	10 to 19 Units	20 + Units	TOTAL UNITS
1990 Base Census	105,263	78,889	36,981	36,211	71,127	328,471
Net Gain 1990 to 2000	498	1,510	470	1,123	7,507	11,108
TOTAL UNITS	**105,761**	**80,399**	**37,451**	**37,334**	**78,634**	**339,579**



Graph 3

SAN FRANCISCO HOUSING STOCK
by Building Type
as of December 31, 2000

DEMOLITION AND ALTERATION OF HOUSING UNITS

Residential Demolitions

In 2000, 61 residential units were demolished, a 38% decrease from 1999. In 1996 and 1997, most of the 622 units demolished were public housing, clearing the ground for new public and affordable housing to be built. Citywide trends in residential demolition activity are reported in *Graph 1* and *Table 1* on pages 4 and 5 respectively.

Table 4 below details residential demolition by building type for the five years since 1996. *Table 5* reports demolition by zoning classification for 2000.

Table 4

UNITS DEMOLISHED BY BUILDING TYPE, 1996 - 2000

Year	Units by Building Type					
	Number of Buildings	Single	2 Units	3 to 4 Units	5 + Units	TOTAL
1996	54	31	10	4	233	278
1997	50	29	10	3	302	344
1998	49	36	12	6	-	54
1999	69	55	12	21	10	98
2000	**44**	**31**	**18**	**12**	**-**	**61**

Table 5

2000 RESIDENTIAL UNITS DEMOLISHED BY ZONING CLASSIFICATION

Zoning District	Buildings Demolished	Units Demolished		Total Units Demolished	
		Single Family	Multi-Family	Number	Percent
M-1	1	1	-	1	1.6%
NC-3	2	-	5	5	8.2%
RC-4	1	-	3	3	4.9%
RH-1	6	6	-	6	9.8%
RH-2	22	18	8	26	42.6%
RH-3	6	4	6	10	16.4%
RM-1	5	2	6	8	13.1%
RM-3	1	-	2	2	3.3%
TOTAL	**44**	**31**	**30**	**61**	**100.0%**

Alterations and Conversions

The vast majority of building permits issued are for residential alterations. Most alteration permits are for improvements within existing buildings or dwelling units. Some alterations expand the building envelope without increasing the number of units in the building. This report examines alterations where dwelling units are either gained or lost from San Francisco's housing stock.

Dwelling units are lost by merging small units into larger units, by conversion to commercial use, or by City code abatement. In 2000, 44 units were eliminated by alteration permits. Of these, 12 units were eliminated by City code enforcement and 31 units by merger alterations, and one through conversion.

Dwelling units are gained by horizontal and vertical additions, conversions to residential use, and legalization of illegal units. In 2000, 43 units were gained by alteration permits, an 84% decrease from the number gained in 1999. The majority of alterations add a single unit. However, in 2000, three live/work conversion projects added a total of 13 units.

The 2000 net change from alteration permits was a loss of one dwelling unit (43 units added and 44 units lost).

Table 6

UNITS ADDED OR ELIMINATED THROUGH ALTERATION PERMITS, 1996 - 2000

Year	Units Added	Units Eliminated	Net Change
1996	147	95	52
1997	248	85	163
1998	93	74	19
1999	260	102	158
2000	**43**	**44**	**(1)**
TOTAL	**791**	**400**	**391**

Table 7

UNITS LOST THROUGH ALTERATION AND DEMOLITION, 1996 - 2000

Year	Alterations			Units Demolished	Total Units Lost
	Illegal Units Removed	Units Merged into Larger Units	Units Converted		
1996	60	35	-	278	373
1997	60	20	5	344	429
1998	40	34	-	54	128
1999	29	72	1	98	200
2000	**12**	**31**	**1**	**61**	105
TOTAL	**201**	**192**	**7**	**835**	**1,235**

HOUSING CHARACTERISTICS

TYPES OF BUILDINGS

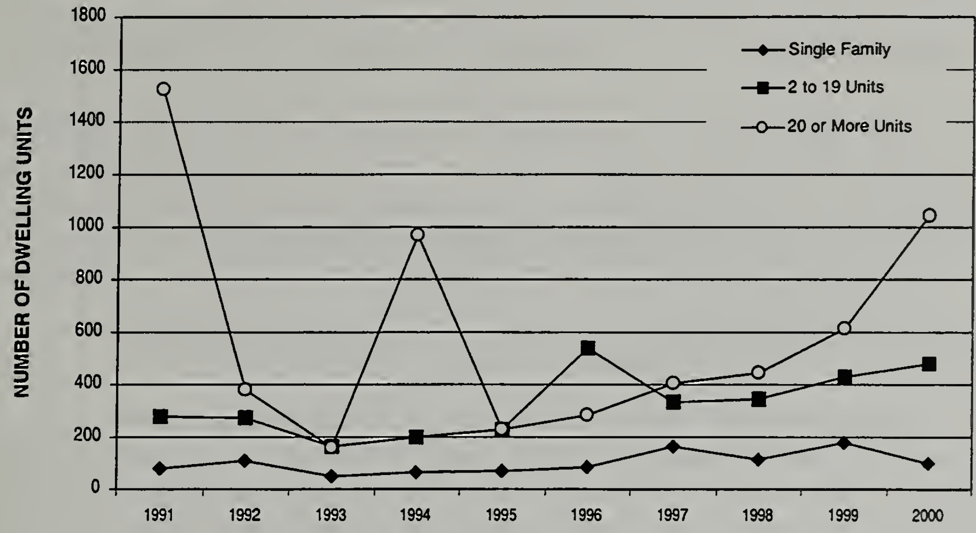
San Francisco's current housing stock is approximately equally divided into one-third single family homes, one-third moderate density buildings (two to nine units), and one-third higher density structures (ten or more units). The housing stock distribution is slowly moving toward a larger percentage of higher density buildings. Between 1991 and 2000 (see *Table 8*), 18% of new construction was of units in single-family and two-unit buildings, compared to 70% of new units being in buildings with 10 or more units. In 2000, 73% of newly constructed units were built in higher density buildings (10 or more units), compared to 64% in 1999.

Graph 4 on the next page also shows that many of the units newly constructed during the last ten years were in buildings of 20 or more units. In the early 1990s, overall housing production declined along with the decline in the number of large projects completed. The increase in 1994 can be attributed to the completion of several large affordable housing projects. Fewer single-family homes were built in 2000 compared to 1999 (a 45% decrease), while the number of units in the higher density buildings increased by 56%. Close to two-thirds of all new construction completed in 2000 was in the highest density buildings, those with 20 or more units, as illustrated in *Graph 5* on the following page.

Table 8

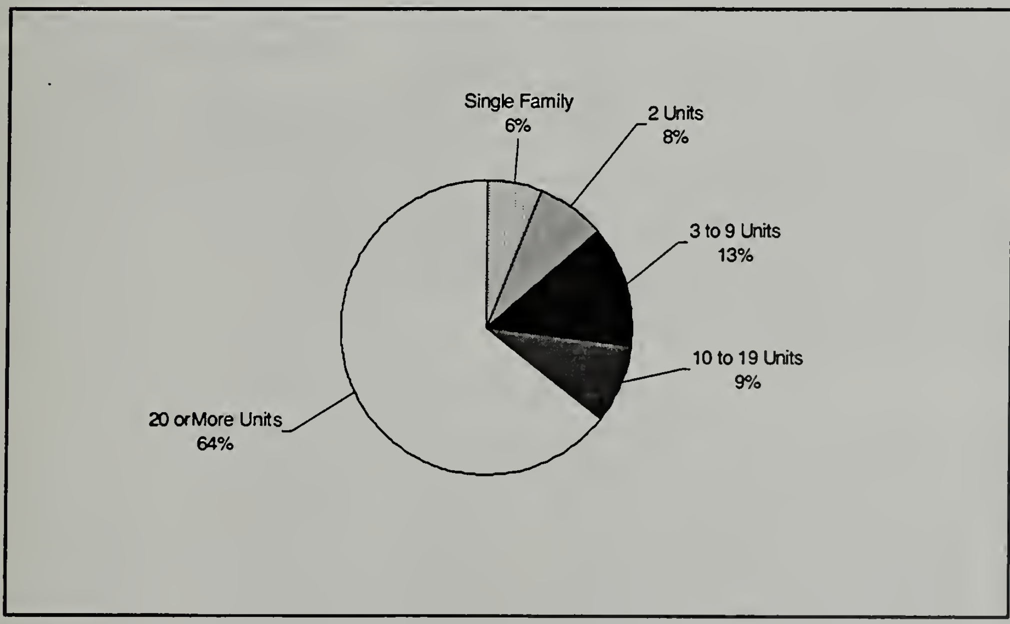
NEW CONSTRUCTION UNITS COMPLETED BY BUILDING TYPE 1991 - 2000

Year	Single Family	2 Units	3 to 9 Units	10 to 19 Units	20 or More Units	TOTAL UNITS
1991	79	62	129	87	1,525	1,882
1992	111	100	96	79	381	767
1993	51	74	56	36	162	379
1994	63	62	121	16	972	1,234
1995	69	54	89	89	231	532
1996	84	142	159	241	283	909
1997	165	100	127	110	404	906
1998	117	60	96	190	446	909
1999	181	106	160	162	616	1,225
2000	**99**	**122**	**217**	**141**	**1,047**	**1,626**
TOTAL	**1,019**	**882**	**1,250**	**1,151**	**6,067**	**10,369**
Percent	9.8%	8.5%	12.1%	11.1%	58.5%	100.0%



Graph 4

HOUSING UNITS CONSTRUCTION BY BUILDING TYPE, 1991 - 2000



Graph 5

2000: NEW UNITS COMPLETED BY BUILDING TYPE

UNIT SIZE

Unit size data indicate the kinds of households served by new housing construction (e.g., small units for single persons and three bedroom units for larger family households). Many dwelling units in San Francisco are relatively small. The 1990 census reported that 44% of units were studios or one bedrooms; 31% were two bedroom units; and only 25% were three or more bedroom units (*Table 10*). Past *Housing Inventories* also have reported new construction by number of bedrooms. However, since 1997, the Planning Department has stopped recording such data.

Since new data are no longer available, below is a summary table of new construction built by number of bedrooms between 1990 and 1996 (except for 1993 when unit-size data were not recorded; 1990 data were included because the census occurred in April 1990 and so two-thirds of the year remained for units to be built). These data show a similar distribution to the base 1990 data. Many of the new units built (43%) were smaller, studios or one bedrooms.

Table 9

NEW CONSTRUCTION BY NUMBER OF BEDROOMS 1990 - 1996

Size of Unit	Units	Percent
Studio*	1,461	19.9%
One Bedroom	1,662	22.6%
Two Bedrooms	2,314	31.5%
Three Bedrooms	1,331	18.1%
Four or More Bedrooms	278	3.8%
Unknown	304	4.1%
TOTAL	**7,350**	**100.0%**

** Includes live/work units.*

Table 10

1990 BASE: HOUSING STOCK BY NUMBER OF BEDROOMS

Size of Unit	Units	Percent
Studio	49,178	15.0%
One Bedroom	94,522	28.8%
Two Bedrooms	102,964	31.3%
Three Bedrooms	59,387	18.1%
Four or More Bedrooms	22,420	6.8%
TOTAL	**328,471**	**100.0%**

Source: 1990 Census.

NEW CONSTRUCTION BY ZONING CLASSIFICATION

Fifty-two percent of new housing construction in 2000 occurred in the traditional "R" zoning districts, with the most (405 units) built in lands zoned Residential-Commercial Combined High Density District (CR-4). Over 375 new housing units (23%) were built on industrial or heavy commercial zoned lands; 293 new units (18%) in neighborhood commercial districts; and 107 (7%) in the South of Market.

In August 1999, the City Planning Commission adopted interim zoning controls covering industrial, heavy commercial and South of Market zoning districts: an Industrial Protection Zone (IPZ) where new applications for residential and live/work uses would not be accepted; and a Mixed Use Housing Zone (MUHZ) where new residential and live/work uses would require conditional use authorization. In 2000, 327 (or 20%) of all new housing units including live/work completed were in the interim IPZ and 120 (or 7%) new dwelling units were in the MUHZ.

Table 11

2000: NEW CONSTRUCTION BY ZONING CLASSIFICATION

Zoning	Description	Bldgs	Units	% of Units
C-M	Heavy Commercial District	2	51	3.1%
Hayes	Hayes-Gough NCD	1	33	2.0%
M-1	Light Industrial District	45	205	12.6%
M-2	Heavy Industrial District	6	121	7.4%
NC-1	Neighborhood Commercial Cluster	1	2	0.1%
NC-2	Small Scale NCD	2	4	0.2%
NC-3	Moderate Scale NCD	8	230	14.1%
NC-S	Neighborhood Commercial Shopping Center District	7	24	1.5%
RC-4	Residential Commercial Combined District, High Density	4	405	24.9%
RED	South of Market Residential Enclave	1	2	0.1%
RH-1	Residential-House, One Family	125	125	7.7%
RH-1(D)	Residential-House, One Family (Detached)	3	3	0.2%
RH-2	Residential-House, Two Families	48	102	6.3%
RH-2/RM-1	Residential-House, Two Families / Residential-Mixed District, Low Density	1	2	0.1%
RH-3	Residential-House, Three Families	23	97	6.0%
RM-1	Residential-Mixed District, Low Density	24	88	5.4%
RM-3	Residential-Mixed District, Medium Density	3	25	1.5%
RSD	South of Market Residential-Service	17	43	2.6%
SLI	South of Market Service-Light Industrial	3	18	1.1%
SLR	South of Market Light Industrial-Residential	4	40	2.5%
SSO	South of Market Service-Secondary Office	1	6	0.4%
TOTAL		**329**	**1,626**	**100.0%**

LIVE/WORK PROJECTS

This section provides a brief summary of live/work construction in response to the Planning Commission's request for and the general public's interest in this information.

Live/work units combine an open area for working with an area for cooking and living and sometimes a loft space for sleeping. Because live/work units also serve as housing units, the *Housing Inventory* includes them in the overall housing unit totals even though under the Planning Code live/work units are a commercial use. Live/work units are also included in housing counts done by the Bureau of the Census and the California State Department of Finance. However, over the last two years, some live/work units in the South of Market and the Mission Districts have reportedly been converted to exclusive office use. The recent decline in office demand, and the consequent glut of office space in these areas, point to the likelihood of these units returning to residential use.

Over 2,400 live/work units have been created in San Francisco between 1987 and 2000. In 2000, 464 live/work units were completed, accounting for 30% of the housing construction net gain. This number includes 45 units gained through alterations and conversions. Most of these units are market-rate. Fewer live/work units, a decrease of 29%, were completed in 2000 than in 1999. Interim zoning controls enforced in 1999 to protect the City's industrial lands has since reduced live/work construction. This, coupled with a weakening economy, has slowed down proposals for live/work development. Only 20 projects with 650 live/work units were submitted for Department consideration in 2000, compared with 54 projects with 953 live/work units in 1999.

Live/work production, however, will continue to be a major source of housing in the next few years as 3,148 live/work units are in the pipeline (under review by the Planning Department, approved by Planning, authorized for construction, or under construction) as of December 31, 2000.

Most of the early live/work projects were conversions from industrial/commercial buildings, but in recent years construction of new live/work units has surged. As much as 90% of all live/work projects involve new construction. Project size varies from single accessory live/work units to large projects with 40 or more units. Most of the new live/work projects are wood-frame construction on in-fill sites in the South of Market planning district (which includes Potrero Hill, see map on page 28) and in the Mission planning district which includes the Northeast Mission Industrial Zone (see *Table 12*).

To illustrate live/work's role in the provision of housing in the City, units in live/work and non-live/work projects were evaluated using three indicators: density (or numbers of units per acre), sales price and overall adaptability of use. The density data are from construction between 1990 and 2000. A total of 167 live/work projects containing 2,309 units and 485 non-live/work projects with 7,136 housing units were compared. Sales prices and unit size information were derived from available data from the Assessors' Office.

Density: The average density of live/work projects was 68 units per acre, while non-live/work, multi-family projects averaged 95 units per acre. Over half of the live/work projects examined were small, comprising one to nine units. A typical small live/work project contained four units. These smaller projects averaged 26 dwelling units per acre, compared to 41 dwelling units per acre for similarly small, non-live/work, multi-family housing projects.

Table 12

LIVE/WORK UNITS BY PLANNING DISTRICT

Planning District	Completed,* 1987-2000	In the Pipeline**
Bernal Heights	1	-
Buena Vista	-	1
Central	8	4
Downtown	151	66
Ingleside	-	1
Inner Sunset	10	-
Mission	396	355
Northeast	11	33
South Bayshore	100	112
South Central	33	8
South of Market	1,707	2,515
Western Addition	-	53
TOTALS	**2,417**	**3,148**

**Includes legalized and new units constructed.*

*** Includes units under Planning Department review, approved by Planning, with permits issued, or under construction as of December 31, 2000.*

Sales Price and Unit Size: An average live/work unit is 1,278 square feet compared to 1,068 square feet for non-live/work units. The average initial sales price for live/work is $353,100, or 32% more than the average initial sales price of $266,900 for non-live/work housing. The average initial sale price of a live/work unit places it well out of reach of a three-person moderate income household (earning $80,900 or 120% of the median income as defined by HUD), which in 2000 could afford a maximum sales price of $267,860.

Adaptability: Live/work units usually have open floor plans with lofts for sleeping. A limited number of live/work units have a bedroom or two, according to Assessors records. Non-live/work housing unit types range from studios to multiple bedroom units which allow greater flexibility in accommodating larger family households or households of unrelated individuals.

These indicators point to live/work housing as a lower density housing resource that meets the needs of small households earning substantially higher than the area's median income.

The data base for live/work projects has been revised and updated using records from both the Planning Department and Department of Building Inspection. Therefore, the numbers from previous *Housing Inventories* are now superseded by these updated data. Completed live/work projects with four or more units (1987-2000) are in *List 5A* on pages 60-62; projects in the pipeline (under review by the Planning Department, approved by Planning, with permits issued, or under construction) are in *List 5B*, pages 63-65.

Graph 6 below shows the number of live/work units certified complete by DBI between 1987 and 2000. *Table 12* above indicates that 71% (1,707) of completed live/work units are located in the South of Market planning district (see *Map1* on

page 28). The Mission planning district follows with 16% or 396 live/work units. Of the proposed or under construction live/work units, 80% are to be located in the South of Market district and 11% in the Mission. In terms of zoning, as shown in *Table 13* below, most completed live/work units are located in industrial zones M-1 and M-2, and the South of Market mixed use districts SLI, SLR, and SSO. Projects in the pipeline are concentrated in the SLI, M-1, M-2, and SLR zoning districts.

Graph 6

LIVE/WORK UNITS COMPLETED, 1987 - 2000

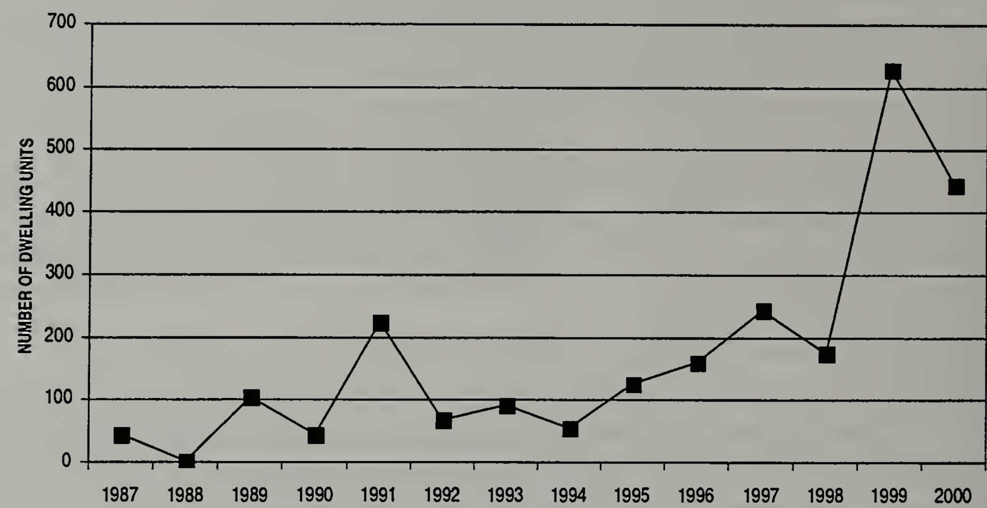


Table 13

LIVE/WORK UNITS BY ZONING CLASSIFICATION

Zoning	Completed 1987 - 2000*	In the Pipeline**	Zoning	Completed 1987 - 2000*	In the Pipeline**
C-1/M-1	54	-	RED	30	25
C-2	11	23	RH-2	86	6
C-3-G	26	59	RH-3	-	2
C-3-O	-	33	RM-1	-	14
C-3-O(SD)	22	1	RM-2/M-1	10	-
C-3-S	2	53	RSD	162	156
C-M	22	78	SLI	291	857
Hayes	-	3	SLR	335	309
M-1	673	655	SLR/RED	-	13
M-2	388	618	SPD	11	5
NC-2	1	9	SSO	230	187
NC-3	20	-	24th-Noe	-	3
RC-4	43	29	North Beach	-	10
TOTAL COMPLETED UNITS = 2,417					
TOTAL UNITS IN THE PIPELINE** = 3,148					

** Includes legalized and new units constructed.*

*** Includes units under Planning Department review, approved by Planning, with permits issued, or under construction as of December 31, 2000.*

CONDOMINIUMS

New Construction

The 1999 Bureau of the Census's American Community Survey noted that 61% of households in San Francisco rent and 39% own their homes. In 1990, the Census indicated that 65% of the City's households rented while 35% were homeowners. This slight increase in homeownership, however, still falls short of the national homeownership rate of 69%. Since the 1980 Census, the number of owner-occupied housing units has increased from 33%. This rising trend in homeownership in San Francisco has been attributed mainly to the increase in the number of large multi-unit condominiums and owner-occupied flats built beginning in the 1980s.

Table 14 reports new condominiums recorded by the Department of Public Work's Condominium Subdivision Office. Annual totals of condominiums recorded do not directly correlate with annual units completed because recordation in any given year may be of projects not yet completed or of projects completed in a previous year. The data indicate that condominium construction is, like all real estate, subject to market forces and varies from year to year. New condominium activity peaked in 1991 and 1992 and has decreased since then. However, in 2000, 1,309 condominiums were recorded by DPW, a 220% increase from 1999. This number includes live/work condominiums recorded. Nearly 66% of the units recorded were in buildings with 20 or more units.

Major new rental and condominium projects completed within the last five years are in *List 1A* beginning on page 39. Large multi-unit developments generally file for condominium subdivision even though the units may initially be offered for rent.

Table 14

CONDOMINIUMS RECORDED BY DPW 1991 - 2000

Year	Units
1991	1,251
1992	1,400
1993	487
1994	363
1995	515
1996	608
1997	563
1998	594
1999	407
2000	1,309
TOTAL	7,497

Source: Department of Public Works, Bureau of Street Use and Mapping

Table 15

CONDOMINIUMS RECORDED BY BUILDING TYPE 2000

Building Type	Units
2 Units	82
3 to 4 Units	126
5 to 9 Units	57
10 to 19 Units	182
20 + Units	862
TOTAL	1,309

Source: Department of Public Works, Bureau of Street Use and Mapping

Condominium Conversions

The Condominium Conversion Ordinance is administered by the Department of Public Works, Bureau of Engineering, Condominium Subdivision Office. Since 1983 the Condominium Conversion Ordinance has limited conversions of units from rental to condominium to 200 units per year and to buildings with six or less units. More than 200 units may be recorded in a given year because units approved in a previous year may be recorded in a subsequent year.

The number of units approved under the Ordinance is shown in *Table 16*. Most (76%) of the condominium conversions were in buildings with two or three units.

Table 16

CONDOMINIUM CONVERSIONS RECORDED BY DPW 1991 - 2000

Year	Units
1991	*
1992	229
1993	270
1994	305
1995	280
1996	329
1997	368
1998	263
1999	262
2000	323
TOTAL	**2,629**

** Insufficient data*

Source: Department of Public Works, Bureau of Street Use and Mapping

Table 17

CONDOMINIUMS CONVERSIONS RECORDED BY BUILDING TYPE 2000

Building Type	Units
2 Units	194
3 Units	51
4 Units	60
5 to 6 Units	18
TOTAL	**323**

Source: Department of Public Works, Bureau of Street Use and Mapping

RESIDENTIAL HOTELS

This section reports the stock of residential hotels subject to the Residential Hotel Conversion Ordinance (RHC). The RHC is administered by the Department of Building Inspection, Housing Inspection Services Division. This ordinance preserves the stock of residential hotels and regulates the conversion of residential hotel units to commercial use.

The table below reports the number of residential hotel buildings operated by for-profit and non-profit sponsors. The number of residential hotel units may change due to conversions, demolitions, reclassification, or data corrections. In 2000, the total number of residential hotel units was 19,645, 27 units more than recorded in 1999. Between 1996 and 2000, there was a net loss of 122 residential hotel rooms.

Table 18

CHANGES IN RESIDENTIAL HOTEL STOCK 1996 - 2000

Year	For Profit Residential Hotels			Non-Profit Residential Hotels		TOTAL RESIDENTIAL HOTEL ROOMS	
	No. of Bldgs.	Resid. Rooms	Tourist Rooms	No. of Bldgs.	Resid. Rooms	No. of Bldgs.	Resid. Rooms
1996	501	18,077	4,293	43	1,690	544	19,767
1997	515	18,132	4,309	43	1,690	558	19,822
1998	522	18,096	4,250	43	1,690	565	19,786
1999	459	16,578	3,954	58	3,040	517	19,618
2000	457	16,331	3,781	61	3,314	518	19,645

Source: Department of Building Inspection, Housing Inspection Services Division.

AFFORDABLE HOUSING

STANDARDS AND DEFINITIONS OF AFFORDABILITY

Affordable housing is housing which is committed to be either rented or owned at prices households with low- to moderate-incomes can afford. The United States Department of Housing and Urban Development (HUD) determines the thresholds by household size for these incomes for the San Francisco Primary Statistical Area (PMSA). The PMSA includes San Francisco, Marin, and San Mateo counties. Below are the standard definitions for housing affordability by income level.

Extremely low income: Units affordable to households with incomes at or below 25% to 35% of the HUD median income for the San Francisco PMSA.

Very low income: Units affordable to households with incomes at or below 50% of the HUD median income for the San Francisco PMSA.

Lower income: Units affordable to households with incomes at or below 60% of the HUD median income for the San Francisco PMSA.

Low income: Units affordable to households with incomes at or below 80% of the HUD median income for the San Francisco PMSA.

Moderate income: Units affordable to households with incomes at or below 120% of the HUD median income for the San Francisco PMSA.

Market rate: Units at prevailing prices without any affordability requirements. Market rate units generally exceed rental or ownership affordability levels, although some small market-rate units may be priced at levels which are affordable to moderate income households.

The tables on page 23 show the incomes and prices for affordable rental and ownership units based on 2000 HUD income limits. Housing affordability is calculated as follows:

Affordable rental unit: A unit for which rent equals 30% of the income of a household with an income at or below 80% of the HUD median income for the San Francisco PMSA, utilities included in rent payments.

Affordable ownership unit: A unit for which the mortgage payments, PMI (principal mortgage insurance), property taxes, homeowners dues and insurance equal 33% of the gross monthly income of a household earning between 80% and 120% of the San Francisco PMSA median income, assuming a 10% down payment and a 30-year 8% fixed rate loan.

Inclusionary Affordable Housing Program units are rental units for households earning up to 60% of the HUD median income, or ownership units for first-time home buyer households with incomes from 60% to 100% of the HUD median income.

Rents for affordable rental units or prices for ownership units may vary depending on household and unit size, funding, and program affordability. Consult with the Mayor's Office of Housing for variations from these affordability guidelines and for affordability levels for households with more than four persons.

Table 19

2000 RENTAL AFFORDABLE HOUSING GUIDELINES INCOME LEVELS AND MONTHLY PAYMENTS BY HOUSEHOLD SIZE*

	Household Size	Average Unit Size	Maximum Annual Income	Monthly Rent
Extremely Low Income (25% of HUD Median Income)	1	Studio	$ 13,100	$ 328
	2	1 Bedrm	$ 15,000	$ 375
	3	2 Bedrm	$ 16,850	$ 421
	4	3 Bedrm	$ 18,750	$ 469
Very Low Income (50% of HUD Median Income)	1	Studio	$ 26,200	$ 655
	2	1 Bedrm	$ 29,950	$ 749
	3	2 Bedrm	$ 33,700	$ 843
	4	3 Bedrm	$ 37,450	$ 936
Lower Income (60% of HUD Median Income)	1	Studio	$ 31,450	$ 786
	2	1 Bedrm	$ 35,950	$ 899
	3	2 Bedrm	$ 40,450	$ 1,011
	4	3 Bedrm	$ 44,950	$ 1,124
Low Income (80% of HUD Median Income)	1	Studio	$ 41,950	$ 1,049
	2	1 Bedrm	$ 47,950	$ 1,199
	3	2 Bedrm	$ 53,950	$ 1,349
	4	3 Bedrm	$ 59,900	$ 1,498

**Incomes are based on 2000 HUD Median Income Limits for the San Francisco PMSA, which includes San Francisco, Marin and San Mateo counties. Rents are calculated based on 30% of monthly income.*

Table 20

2000 HOMEOWNERSHIP AFFORDABLE HOUSING GUIDELINES INCOME LEVELS AND MONTHLY PAYMENTS BY HOUSEHOLD SIZE*

	Household Size	Average Unit Size	Maximum Annual Income	Monthly Housing Expense	Maximum Purchase Price
Lower Income (60% of HUD Median Income)	1	Studio	$ 31,450	$ 865	$ 111,689
	2	1 Bedrm	$ 35,950	$ 989	$ 130,239
	3	2 Bedrm	$ 40,450	$ 1,112	$ 148,789
	4	3 Bedrm	$ 44,950	$ 1,236	$ 182,090
Low Income (80% of HUD Median Income)	1	Studio	$ 41,950	$ 1,154	$ 130,239
	2	1 Bedrm	$ 47,950	$ 1,319	$ 151,439
	3	2 Bedrm	$ 53,950	$ 1,484	$ 172,638
	4	3 Bedrm	$ 59,900	$ 1,647	$ 193,661
Median Income (100% of HUD Median Income)	1	Studio	$ 52,450	$ 1,442	$ 167,338
	2	1 Bedrm	$ 59,900	$ 1,647	$ 193,661
	3	2 Bedrm	$ 67,400	$ 1,854	$ 220,161
	4	3 Bedrm	$ 74,900	$ 2,060	$ 246,661
Moderate Income (120% of HUD Median Income)	1	Studio	$ 62,900	$ 1,730	$ 204,261
	2	1 Bedrm	$ 71,900	$ 1,977	$ 236,061
	3	2 Bedrm	$ 80,900	$ 2,225	$ 267,860
	4	3 Bedrm	$ 89,900	$ 2,472	$ 299,660

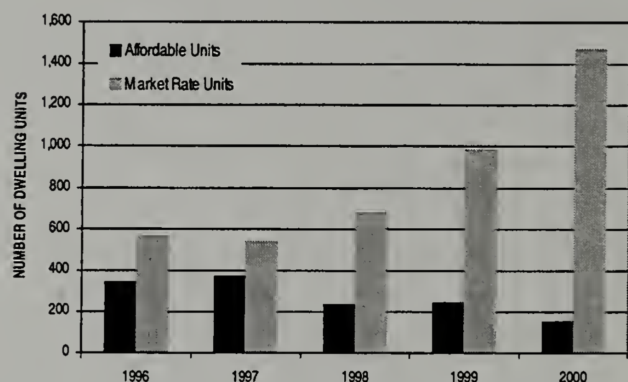
**Incomes are based on 2000 HUD Median Income Limits for the San Francisco PMSA, which includes San Francisco, Marin and San Mateo counties. Monthly housing expenses are calculated based on 33% of gross monthly income.*

NEW AFFORDABLE PROJECTS

This section summarizes affordable housing projects compared to overall construction. It does not include affordable units that result from acquiring and rehabilitating residential buildings by nonprofit housing organizations; these units are covered in the next section.

Graph 7

1996 - 2000 NEW CONSTRUCTION: AFFORDABLE AND MARKET RATE UNITS



In 2000, a total of 152 new affordable units were completed, a 37% decrease from 1999. The two major affordable housing projects completed in 2000 were the 92-unit Britton Court family housing on 150 Britton and the 21-unit (70 bed) Hamilton Family Center on Hayes and Fell Streets. Affordable housing construction accounted for 8% of total new construction in 2000. From 1996 to 2000, affordable housing construction totaled 1,324 units or 24% of total new construction (see *Table 21* below).

Major new affordable housing projects completed between 1996 and 2000 are detailed in *List 1B* beginning on page 45.

Affordable projects under review by the Planning Commission as of December 31, 2000 are in *List 3* beginning on page 54. *List 4* on pages 57-59 describes these and other affordable projects in the pipeline.

Most (59%) of affordable units completed between 1996 and 2000 were for very low income households, those with 50% or less of median income. About 27% of these new affordable housing units were built for low income households (between

Table 21

1996 - 2000 NEW AFFORDABLE HOUSING CONSTRUCTION BY INCOME LEVEL*

Year	Very Low*	Low	Moderate	Total Affordable Units	% of All Units
1996	83	198	63	344	37.8%
1997	287	46	36	369	40.7%
1998	213	21	-	234	25.7%
1999	136	41	63	240	19.6%
2000	**67**	**54**	**31**	**152**	9.3%
TOTAL	786	360	193	1,339	24.0%

**See page 22 for definitions of income levels. Very Low Income here includes Extremely Low Income.*

	1996	1997	1998	1999	2000	TOTAL	% of Total
Family	308	112	115	186	92	813	60.7%
Senior*	-	-	84	54	12	150	11.2%
Other Units**	36	-	35	-	27	98	7.3%
Group Housing***	-	257	-	-	21	278	20.8%
TOTAL	344	369	234	240	152	1,339	100.0%

Table 22

1996 - 2000 NEW AFFORDABLE HOUSING CONSTRUCTION BY HOUSING TYPE

** Senior units may be dwelling units, group housing or single-room occupancy (SRO) residential hotel units.*

*** Units such as affordable live/work units, inclusionary affordable units, and special user group units.*

**** Group housing includes SROs, residential care facilities, shelters and transitional housing.*

50% and 80% of median income), and about 14% were constructed for moderate income households.

Most (74%) of new affordable housing construction in 2000 was units for families, including 21 units (or 14% of the total affordable units) for transitional housing. Since 1996, 61% of newly constructed affordable units have been for family-size households, 21% for group housing, 11% for seniors, and 7% for inclusionary affordable units and units for special populations which include supportive services.

It is worth noting that only after housing projects are issued Certificates of Final Completion (CFC) by DBI building inspectors can units be counted as "Completed," a number of affordable housing projects have already been occupied but are not yet included in the City's housing inventory. In 2000, the following projects were substantially completed but had not yet been issued CFCs: Hayes Valley South, a 110-unit project on 433 Page Street; the 148-unit Heritage Homes on 222 Schwerin; the 55-unit Bernal Gateway on 3101 Mission; and 55 inclusionary units on 1045 Mission Street. The following developments were under construction at the end of 2000: 3rd & Mission with 99 units; Presentation, 93 units; 1 Church Street, 93 units; John King Senior Housing, 91 units; 165 - 8th Street, 48 units; and 4445 - 3rd Street, 30 units.

AFFORDABLE HOUSING ACQUISITION AND REHABILITATION

Acquisition and rehabilitation involves non-profit housing organizations' purchasing existing residential buildings in order to rehabilitate units for low and very low income persons. Often it is more economical to purchase and rehabilitate existing run-down units than to build new units. While many of these units are residential hotel (SRO) units, acquisition and rehabilitation also includes homes for residential care providers, apartments for families, and conversions of commercial or industrial buildings for homeless persons and families. The *Housing Inventory* reports units in such projects as adding to the housing stock when new units are created as a result of the rehabilitation. For example, if a 50-unit SRO is rehabilitated and at the end the SRO still has 50 units, then for the purposes of this report these units would not be counted as adding to the housing stock. Using this definition, in 2000 no units in projects issued certificates of final completion were added through acquisition and rehabilitation.

Although not contributing to a net increase in the housing stock during 2000, acquisition, rehabilitation and preservation of affordable housing represent an important component of the City's affordable housing strategy. According to the Mayor's Office of Housing, 168 units of affordable housing and 173 beds in group housing were rehabilitated and added to the stock of affordable housing in 2000. Particularly important was the conversion of former military housing to civilian use at both the Presidio and Treasure Island. The Veteran's Academy in the Presidio rehabilitated 100 units of housing for formerly homeless veterans, and 66 units and 158 beds of transitional and permanent housing were renovated at Treasure Island by a number of non-profit housing providers. Non-profit housing providers also acquired several buildings in 2000 for rehabilitation over the next two to three years. The San Francisco Redevelopment Agency provided funds for non-profit acquisition of seven buildings, totalling 955 units, in order to prevent conversion of these buildings to market rate housing and the consequent loss of Section 8 subsidies.

AFFORDABILITY OF MARKET RATE HOUSING

According to the California Association of Realtors, in 2000 the median price for a three-bedroom home in San Francisco was $543,059 while the Bay Area median price was $378,412. The San Francisco Bay Area remains one of the most expensive housing markets, and prices continue to rise. The median rent at the end of 2000 for a two bedroom apartment in San Francisco was $2,700. Rental prices are thus at the highest they have been for at least the last ten years. *Table 23* below gives rental and sales prices for 1990 through 1999.

Based on the 2000 HUD median income limits for home ownership shown on page 23, a four-person household earning 120% of HUD median income would fall about $243,300 short of being able to buy a median-priced three-bedroom home in San Francisco. In terms of rental households, the incomes of none of the households

Table 23

HOUSING PRICE* TRENDS: SAN FRANCISCO & THE BAY AREA

Year	RENTAL 2 Bedroom Apartment		FOR SALE 3 Bedroom House	
	San Francisco	Bay Area	San Francisco	Bay Area
2000	$ 2,750.00	N/A	$ 543,059.00	$ 378,412.00
1999	$ 2,500.00	N/A	$ 409,570.00	$ 308,477.00
1998	$ 2,000.00	N/A	$ 361,410.00	$ 291,780.00
1997	$ 1,600.00	N/A	$ 311,240.00	$ 266,180.00
1996	$ 1,350.00	N/A	$ 288,240.00	$ 241,870.00
1995	$ 1,100.00	N/A	$ 283,700.00	$ 233,280.00
1994	$ 1,050.00	N/A	$ 274,690.00	$ 237,660.00
1993	$ 913.00	$ 795.00	$ 275,380.00	$ 268,100.00
1992	$ 990.00	$ 780.00	$ 286,420.00	$ 240,120.00
1991	$ 1,000.00	$ 765.00	$ 291,600.00	$ 241,830.00

** Figures are in current dollars.*

Sources: S. F. Property Report and Bay Area Council for rental prices. California Association of Realtors (CAR) for home sale prices; the CAR Bay Area data do not include Napa and Sonoma counties.

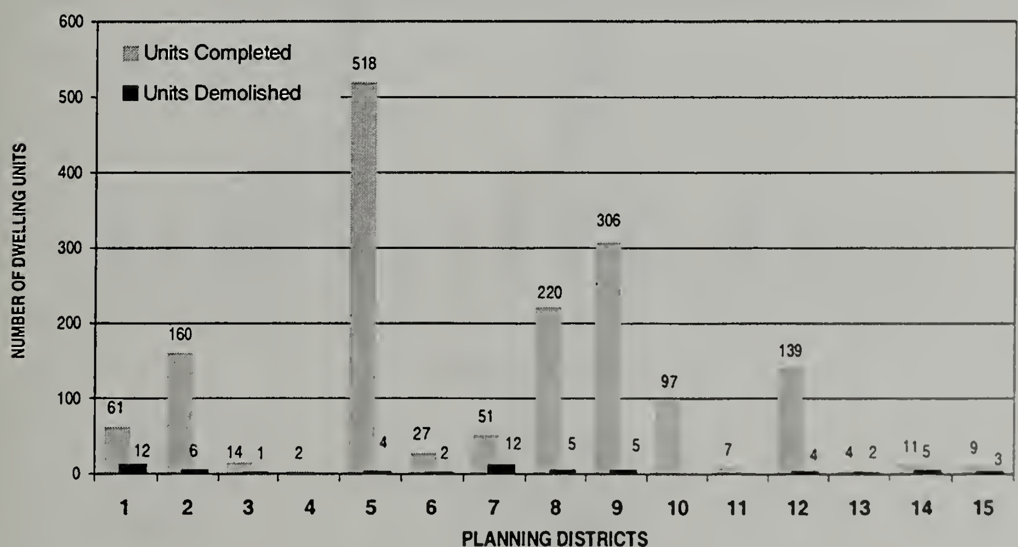
shown on page 23 would be sufficient to pay for the median-priced two-bedroom rental unit in San Francisco. A four-person household earning 80% of HUD median income (the household in need of affordable housing with the most income available to spend on rent) could pay a maximum rent of $1,498, or 55% of the median rent.

CHANGES IN HOUSING STOCK BY PLANNING DISTRICT

New construction and demolition of housing units by planning district for 2000 are shown in *Graph 8.* The leader in new housing construction was the Western Addition with 518 units or 32% of the total. The major projects contributing to this total are the 250-unit Episcopal Homes on 1431 Van Ness and the 155-unit Rhoda Goldman Plaza on 2180 Post. The South of Market saw an additional 284 new housing units, 249 of which were live/work units. The Mission followed closely with 220 new units.

Sixty-one (61) units were demolished in 2000. The Richmond and Central Districts each lost 12 units, or almost 20% of the total, followed by the six units lost in the Marina (or 10% of the total).

Between 1990 and 2000, as shown in *Graph 9* on page 29, two planning districts accounted for almost half of new construction: South of Market (25%) and Western Addition (23%). Downtown was next, providing 9% of the 12,460 new units constructed in the last 11 years.



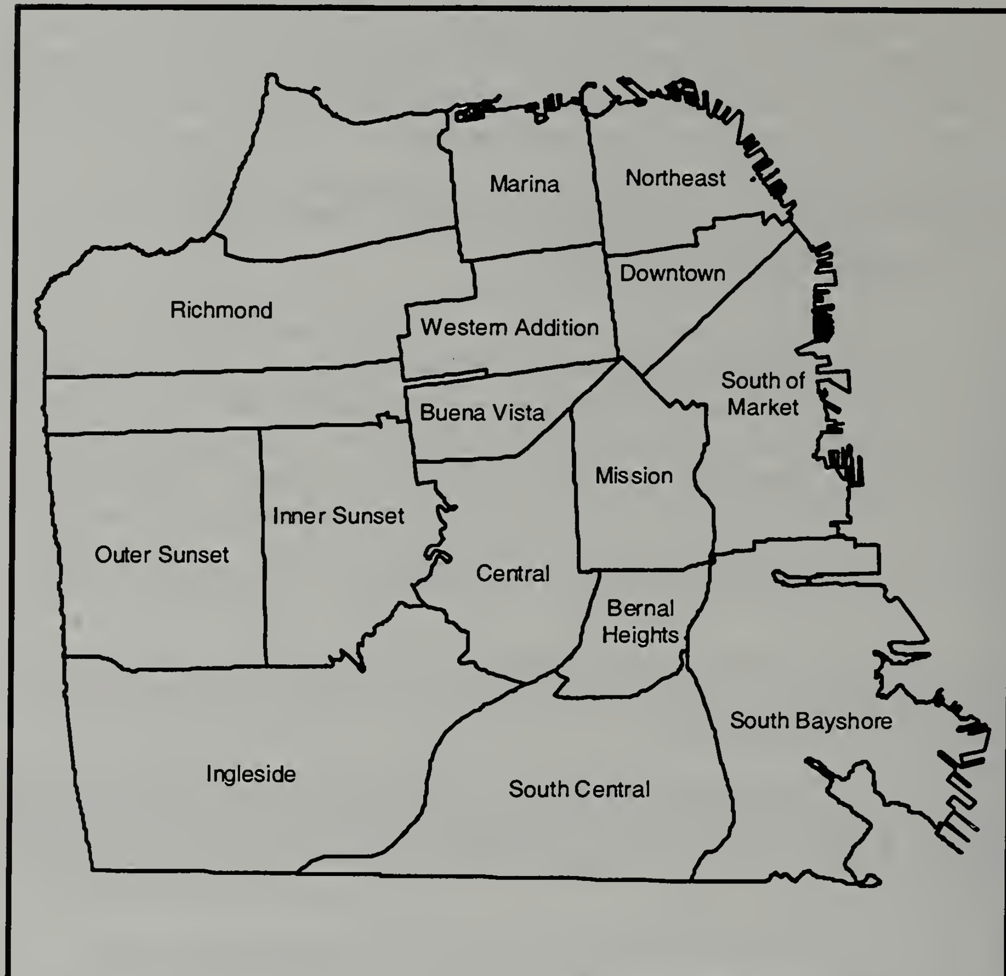
Graph 8

2000 HOUSING UNIT CHANGES BY PLANNING DISTRICT

1	Richmond	6	Buena Vista	11	Bernal Heights
2	Marina	7	Central	12	South Central
3	Northeast	8	Mission	13	Ingleside
4	Downtown	9	South of Market	14	Inner Sunset
5	Western Addition	10	South Bayshore	15	Outer Sunset

Map 1

PLANNING DISTRICTS OF SAN FRANCISCO

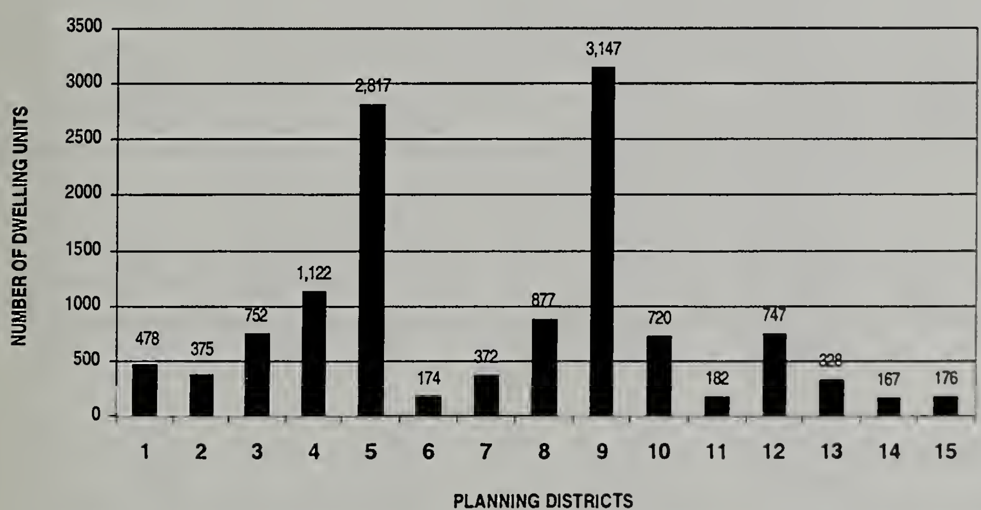


Units Gained or Lost by Planning District

Table 24 on pages 30 and 31 covers newly constructed units completed and units demolished in each planning district between 1997 and 1999. Units completed in prior years can be found in previously published *Housing Inventory* reports. This table ranks each planning district by the number of units completed or demolished, where a ranking of one is for the district with the most units either newly constructed or demolished.

It is important to note that the "net gain, housing units" calculation includes units lost or gained by alterations, although those numbers are not listed in the table itself. The district with the greatest net gain of housing units was the Western Addition (520 units or 33%), followed by South of Market (311 units or 20%) and the Mission (215 units or 14%).

Graph 9 below shows total new housing constructed by districts from 1990 through 2000. The South of Market (3,147 or 25% of the total new housing constructed) and the Western Addition (2,817 or 23%) gained the most new housing units in the last 11 years.



Graph 9

NEW CONSTRUCTION BY DISTRICT UNITS COMPLETED 1990 - 2000

TOTAL UNITS: 12,434

1 Richmond
2 Marina
3 Northeast
4 Downtown
5 Western Addition
6 Buena Vista
7 Central
8 Mission
9 South of Market
10 South Bayshore
11 Bernal Heights
12 South Central
13 Ingleside
14 Inner Sunset
15 Outer Sunset

Table 24

HOUSING UNITS COMPLETED AND DEMOLISHED BY PLANNING DISTRICT

Planning District	Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1 Richmond	1998	70	4	24	1	45	7
	1999	37	8	17	2	21	9
	2000	**61**	**7**	**12**	**1**	**50**	**7**
	TOTAL	168		53		116	
2 Marina	1998	38	9	1	8	32	9
	1999	-	15	3	8	(7)	14
	2000	**160**	**4**	**6**	**3**	**149**	**4**
	TOTAL	198		10		174	
3 Northeast	1998	54	7		14	55	5
	1999	6	14	7	6	(7)	15
	2000	**14**	**10**	**1**	**12**	**12**	**11**
	TOTAL	74		8		60	
4 Downtown	1998	39	8		15	39	8
	1999	132	4		13	152	4
	2000	**2**	**15**	**-**	**13**	**16**	**10**
	TOTAL	173		-		207	
5 Western Addition	1998	271	1	3	4	264	1
	1999	220	2	29	1	181	3
	2000	**518**	**1**	**4**	**7**	**520**	**1**
	TOTAL	1,009		36		965	
6 Buena Vista	1998	13	11	2	6	5	13
	1999	8	13	1	11	-	13
	2000	**27**	**9**	**2**	**10**	**24**	**9**
	TOTAL	48		5		29	
7 Central	1998	32	10	3	5	29	10
	1999	40	6	9	4	85	5
	2000	**51**	**8**	**12**	**2**	**35**	**8**
	TOTAL	123		24		149	
8 Mission	1998	95	3	1	9	83	3
	1999	71	5	2	9	75	6
	2000	**220**	**3**	**5**	**4**	**215**	**3**
	TOTAL	386		8		373	
9 South of Market	1998	143	2	1	10	199	2
	1999	415	1	5	7	506	1
	2000	**306**	**2**	**5**	**5**	**311**	**2**
	TOTAL	864		11		1,016	

Table 24
(continued)

HOUSING UNITS COMPLETED AND DEMOLISHED BY PLANNING DISTRICT

Planning District	Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
10 South Bayshore	1998	62	5	1	11	61	4
	1999	183	3		14	186	2
	2000	**97**	**6**	**-**	**14**	**97**	**6**
	TOTAL	342		1		344	
11 Bernal Heights	1998	11	13	1	12	8	11
	1999	32	9	2	10	30	11
	2000	**7**	**13**	**-**	**15**	**7**	**13**
	TOTAL	50		3		45	
12 South Central	1998	59	6	2	7	49	6
	1999	40	7	8	5	20	10
	2000	**139**	**5**	**4**	**8**	**136**	**5**
	TOTAL	238		14		205	
13 Ingleside	1998	13	12	4	3	6	12
	1999	11	12	1	12	24	8
	2000	**4**	**14**	**2**	**11**	**3**	**15**
	TOTAL	28		7		33	
14 Inner Sunset	1998	5	14	10	2	(3)	15
	1999	12	11	-	15	15	11
	2000	**11**	**11**	**5**	**6**	**8**	**12**
	TOTAL	28		15		20	
15 Outer Sunset	1998	4	15	1	13	2	14
	1999	18	10	14	3	4	12
	2000	**9**	**12**	**3**	**9**	**7**	**14**
	TOTAL	31		18		13	

HOUSING STOCK BY PLANNING DISTRICT

Table 25 beginning on the next page contains San Francisco housing stock totals by planning district and net gain since the 1990 census. *Graph 10* below shows the total housing stock by building type in the 15 planning districts. South Central has the most single-family homes (just over 18% of the citywide total), closely followed by Outer Sunset (with almost 18% of the total). South Bayshore, however, has gained the most new single-family homes (339) between 1990 and 1999, followed by South Central (131 homes). Buena Vista, in contrast, lost 41 single-family homes during those 10 years. For higher density housing (10 or more units per building), Downtown leads with 24,649 units in such buildings (21% of the citywide total), followed by Northeast (21,620 units or 19% of the citywide total). In 2000, the Western Addition gained the most units in higher density buildings, with 473 units added (97% of which were in buildings of 20 or more units). South of Market was second, adding 248 units in higher density buildings, 70% of which were in buildings with 20 or more units.

Graph 10

HOUSING STOCK BY PLANNING DISTRICT as of December 31, 2000

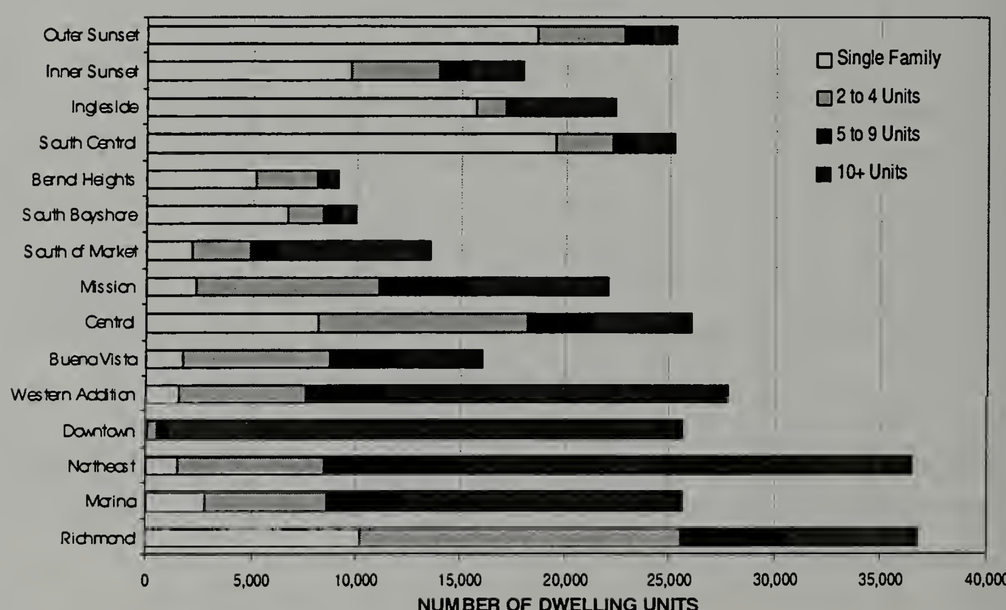


Table 25

SAN FRANCISCO HOUSING STOCK BY PLANNING DISTRICT

Planning District	Single Family	2 to 4 Units	5 to 9 Units	10 to 19 Units	20 plus Units	District Total
1 Richmond						
1990 Census Count	10,242	14,994	5,135	3,977	1,935	36,283
April 1990 to 1999	(33)	269	4	73	85	398
2000	(3)	28	7	18	-	50
Total	10,206	15,291	5,146	4,068	2,020	36,731
Percent	28%	42%	14%	11%	5%	100%
2 Marina						
1990 Census Count	2,770	5,874	3,669	7,168	5,829	25,310
April 1990 to 1999	(32)	10	21	88	56	143
2000	(1)	1	-	-	149	149
Total	2,737	5,885	3,690	7,256	6,034	25,602
Percent	11%	23%	14%	28%	24%	100%
3 Northeast						
1990 Census Count	1,484	6,959	6,382	6,637	14,381	35,843
April 1990 to 1999	(26)	26	21	26	576	623
2000	(2)	14	-	-	-	12
Total	1,456	6,999	6,403	6,663	14,957	36,478
Percent	4%	19%	18%	18%	41%	100%
4 Downtown						
1990 Census Count	87	389	529	1,900	21,468	24,373
April 1990 to 1999	3	11	(10)	56	1,225	1,285
2000	-	2	(12)	-	-	(10)
Total	90	402	507	1,956	22,693	25,648
Percent	0%	2%	2%	8%	88%	100%
5 Western Addition						
1990 Census Count	1,580	5,920	3,795	4,714	9,384	25,393
April 1990 to 1999	(24)	114	74	16	1,642	1,822
2000	(2)	8	41	12	461	520
Total	1,554	6,042	3,910	4,742	11,487	27,735
Percent	6%	22%	14%	17%	41%	100%
6 Buena Vista						
1990 Census Count	1,784	6,995	3,346	1,901	2,081	16,107
April 1990 to 1999	(41)	18	14	(100)	11	(98)
2000	-	2	-	22	-	24
Total	1,743	7,015	3,360	1,823	2,092	16,033
Percent	11%	44%	21%	11%	13%	100%

Table 25
(continued)

SAN FRANCISCO HOUSING STOCK BY PLANNING DISTRICT

Planning District	Single Family	2 to 4 Units	5 to 9 Units	10 to 19 Units	20 plus Units	District Total
7 Central						
1990 Census Count	8,151	9,874	2,993	2,401	2,228	25,647
April 1990 to 1999	(9)	147	46	30	120	334
2000	1	24	-	10	-	35
Total	8,143	10,045	3,039	2,441	2,348	26,016
Percent	31%	39%	12%	9%	9%	100%
8 Mission						
1990 Census Count	2,342	8,664	4,206	2,776	3,339	21,327
April 1990 to 1999	(7)	69	41	84	296	483
2000	(2)	42	8	15	152	215
Total	2,333	8,775	4,255	2,875	3,787	22,025
Percent	11%	40%	19%	13%	17%	100%
9 South of Market						
1990 Census Count	2,100	2,565	1,267	626	3,805	10,363
April 1990 to 1999	14	129	138	468	2,147	2,896
2000	3	54	6	75	173	311
Total	2,117	2,748	1,411	1,169	6,125	13,570
Percent	16%	20%	10%	9%	45%	100%
10 South Bayshore						
1990 Census Count	6,264	1,581	879	323	204	9,251
April 1990 to 1999	339	163	16	-	54	572
2000	51	10	18	18	-	97
Total	6,654	1,754	913	341	258	9,920
Percent	67%	18%	9%	3%	3%	100%
11 Bernal Heights						
1990 Census Count	5,082	2,950	475	197	274	8,978
April 1990 to 1999	41	31	6	46	-	124
2000	7	-	-	-	-	7
Total	5,130	2,981	481	243	274	9,109
Percent	56%	33%	5%	3%	3%	100%
12 South Central						
1990 Census Count	19,352	2,623	1,005	696	890	24,566
April 1990 to 1999	131	82	18	148	75	454
2000	8	7	9	-	112	136
Total	19,491	2,712	1,032	844	1,077	25,156
Percent	77%	11%	4%	3%	4%	100%

Table 25
(continued)

SAN FRANCISCO HOUSING STOCK BY PLANNING DISTRICT

Planning District	Single Family	2 to 4 Units	5 to 9 Units	10 to 19 Units	20 plus Units	District Total
13 Ingleside						
1990 Census Count	15,685	1,379	469	922	3,572	22,027
April 1990 to 1999	48	55	(9)	-	185	288
2000	3	-	-	-	-	3
Total	15,736	1,434	469	922	3,757	22,318
Percent	71%	6%	2%	4%	17%	100%
14 Inner Sunset						
1990 Census Count	9,687	4,152	1,484	1,327	1,250	17,900
April 1990 to 1999	27	55	(1)	14	-	96
2000	3	5	-	-	-	8
Total	9,717	4,212	1,484	1,341	1,250	18,004
Percent	54%	23%	8%	7%	7%	100%
15 Outer Sunset						
1990 Census Count	18,653	3,970	1,347	646	487	25,103
April 1990 to 1999	(16)	90	8	22	-	104
2000	2	5	-	-	-	7
Total	18,639	4,065	1,355	668	487	25,214
Percent	74%	16%	5%	3%	2%	100%

HOUSING CONSTRUCTION IN THE BAY AREA

In 2000, 2,897 residential units were authorized for construction in San Francisco, a 14% decrease from 1999. San Francisco accounted for 11% of the total number of housing units authorized for construction in the nine-county Bay Area (see *Map 2* on the next page). Santa Clara County once again led the region with 7,044 units approved for construction, or over 25% of the total; followed by Contra Costa with 5,390 (20%). San Mateo posted the greatest percentage gain, a 135% increase over 1999.

Bay Area housing activity declined from a peak of 45,700 units authorized for construction in 1986 to a low of about 14,000 units in 1993. Since 1995, the yearly increases in authorized units in the region have been substantial although the slight dip in 1999 and the 3% increase in 2000, show a moderating of the trend.

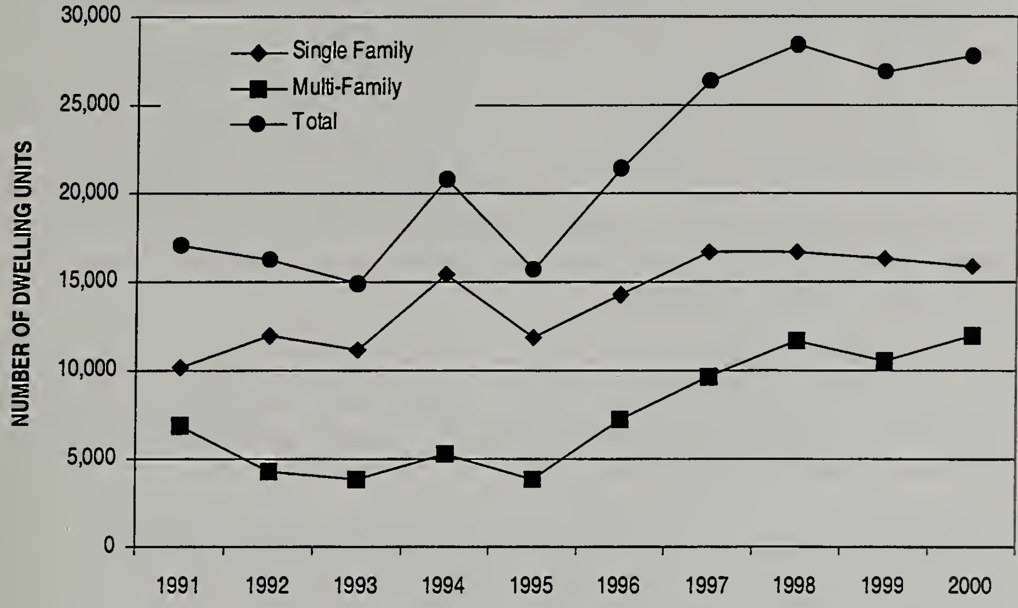
The great majority of new housing in San Francisco is in multi-unit buildings whereas outside the City single-family housing predominates. *Graph 11*, on the following page, shows the proportion of single-family to multi-unit housing authorized for construction in the Bay Area.

Table 26

UNITS AUTHORIZED FOR CONSTRUCTION
San Francisco-Bay Area Counties

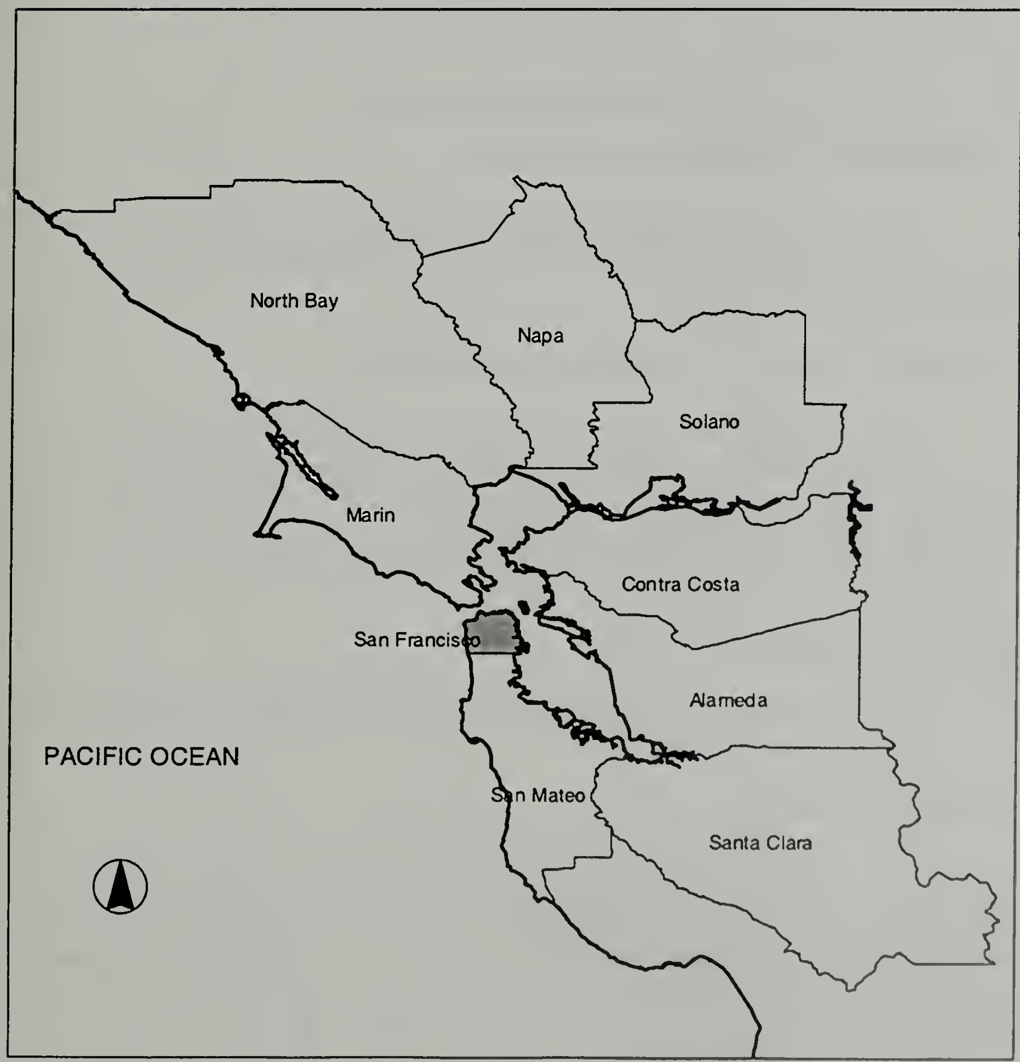
County	Units Authorized	Percent of Total
Santa Clara	7,044	25.4%
Contra Costa	5,390	19.5%
Alameda	4,228	15.3%
San Francisco	**2,897**	**10.5%**
Sonoma	2,557	9.2%
Solano	2,298	8.3%
San Mateo	2,117	7.6%
Marin	633	2.3%
Napa	535	1.9%
TOTAL	**27,699**	**100.0%**

Source: Construction Industry Research Board; SF Department of Building Inspection.



Graph 11

BAY AREA HOUSING CONSTRUCTION TRENDS 1991 - 2000



Map 2

SAN FRANCISCO BAY AREA COUNTIES

LISTS OF MAJOR PROJECTS

This section details major projects in various stages of the planning and construction process: projects under Planning Department review, projects authorized for construction with building permits, and projects certified complete. *(See definitions on page 6.)* Additional project information can be obtained by retrieving a project file or permit application.

A project's status changes over time. During a reporting period, a project may move from approved to under construction or from under construction to completed. Similarly, a project may change from rental to condominium or vice versa before a project is completed and occupied.

Projects Completed: Market Rate and Affordable Housing

List 1A contains market rate projects with ten or more units completed (with Certificates of Final Completion) since 1996; *List 1B* contains affordable projects with ten or more units completed since 1996. Projects completed prior to 1996 are listed in previous *Housing Inventories*.

Projects Authorized for Construction by the Department of Building Inspection

List 2A contains residential projects authorized for construction with building permits in 2000 (with five or more units). *List 2B* contains major residential projects approved in 1998 and 1999.

Projects Under Planning Department Review

List 3 contains projects with ten or more units under Planning Department review. These are projects requiring conditional use, environmental review, or other types of discretionary review by the Planning Commission or Zoning Administrator. This list does not include projects undergoing informal Planning review for which no formal applications have been filed.

Affordable Housing

List 4 is for affordable projects in the "pipeline"— projects under review, approved, or under construction.

Live/Work Projects

List 5A contains live/work projects completed between 1987 and 2000 and *List 5B* contains live/work projects in the pipeline (divided into those under review by the Planning Department and those approved by the Planning Department, with permits issued, or under construction).

List 1A

1996 - 2000 MAJOR NEW MARKET RATE PROJECTS COMPLETED

Project Name / Street Address	Project Sponsor	Total Units	Lower Income Units*	Unit Mix		Tenure Type	Initial Rental or Selling Price
YEAR COMPLETED: 2000							
EPISCOPAL HOMES	Episcopal Homes Foundation	250	n/a	24	Studios	n/a	$1,500
				91	1 bdr		$1,600 - $2,450
1661 Pine / 1431 Van Ness				119	2 bdr		$1,900 - $2,750
				16	2 bdr Penthouse		$2,300 - $3,100
RHODA GOLDMAN PLAZA	Scott Street Senior Housing	155	8	12	Studios	Rental	$1,000 (BMR)
				42	Alcoves		$3,300 - $4,500
2180 Post St				51	1 bdr		
				13	2 bdr		
				37	Special Care		
1901 VAN NESS	Pacific Heights Towers	149	16	n/a	1 bdr	n/a	not available
690 - 696 PENNSYLVANIA	Mississippi Street Lofts	48	-	n/a	n/a	Rental	$ 2,400 - $ 4,500
1800 BRYANT	Franklin Square LLC	48	-	48	Live/Work	Owner	$350,000 - $520,000
3338 - 3388 17th STREET	Las Casitas/17th Street LLC	40	6	n/a		Rental	$2,900 - $3,300
288 VALENCIA	Dennis M. Carlin	36	2	8	Studios	Rental / Senior Housing	$756 (bmr); $1,050
			2	27	1 bdr		$859 (bmr); $1,350-$1,600
			-	1	2 bdr		Manager's Apartment
GOUGH FELL APARTMENTS	Gough/Fell Partners	33	1	6	1 bdr	Rental	not available
300 Gough			2	27	2 bdr		
725 FLORIDA	John Lyddon	28	-	n/a	n/a	n/a	not available

List 1A

(continued)

1996 - 2000
MAJOR NEW MARKET RATE PROJECTS COMPLETED

Project Name / Street Address	Project Sponsor	Total Units	Lower Income Units*	Unit Mix		Tenure Type	Initial Rental or Selling Price
1001 MARIPOSA	Frank & Lois Knig	23	-	23	Live/Work	n/a	not available
2600 TURK	University of San Francisco	23	(a)	(a)	n/a	n/a	not available
208 PENNSYLVANIA	Frank & Lois Knig	22	-	22	Live/Work	n/a	not available
1011 - 23rd STREET	1011 23rd Street Associates	20	-	20	Live/Work	Owner	$399,000 - $1,000,000
1099 - 23rd STREET	1099 23rd Street Associates	20	-	20	Live/Work	n/a	not available
1207 INDIANA	1207 Indiana Street Associates	20	-	20	Live/Work	n/a	not available
2030 THIRD STREET	Redmond Lyons	20	-	20	Live/Work	n/a	not available
78 OCEAN	Joseph Uniacke	20	2	20	2 bdr	Rental	not available
3490 CALIFORNIA	California Laurel Partners	18			n/a	n/a	not available
2501 HARRISON	Bruce Bauman	15		15	n/a	n/a	not available
1488 HARRISON	Delta Design	15		15	Live/Work	n/a	not available
965 FOLSOM	James O'Mahoney	15		15	Live/Work	n/a	not available
366 - 7th STREET	Media Lofts	12		12	Live/Work	n/a	not available
500 BRYANT	21-23 Powers Associates	12		12	Live/Work	n/a	not available
33 HAIGHT ST	John O'Donoghue	10	-	10	n/a	Rental	$3,200 - $5,000
755 CORBETT ST	Bruce Bauman	10	-	10	n/a	n/a	not available
11 HAIGHT ST	11 Haight Associates	10	-	10	n/a	Rental	$3,200 - $5,000
1150 FOLSOM ST	Rausom LLC	10	-	10	Live/Work	Owner / Condo	$599,000 - $1,250,000
YEAR COMPLETED: 1999							
AURORA APARTMENTS 399 - 4th Street	Charles Pankow, Ltd	160	(A)	20	Studios	Rental	$1,775
				120	1 bedroom		$2,515 to $2,950
				20	2 bedrooms		$2,900 to $3,500
2295 BUSH ST	FTP Investments	36	(A)	4	1 bedroom	Owner / Condo	**
				22	2 bedrooms		
				1	3 bedrooms		

List 1A

(continued)

1996 - 2000 MAJOR NEW MARKET RATE PROJECTS COMPLETED

Project Name / Street Address	Project Sponsor	Total Units	Lower Income Units*	Unit Mix		Tenure Type	Initial Rental or Selling Price
575 HARRISON ST	HST LLC	33	-	33	Live/Work	**	**
598 HAMPSHIRE ST	Thomas Murphy	24	-	24	Live/Work	**	**
2600 TURK BL	USF/Lone Mountain	23	(B)	**	**	Owner (B)	**
701 MINNA ST	701 Minna St. Association	22	-	22	Live/Work	**	**
2751 GEARY BL	2745 Geary Bl. Association	22	**	**	**	**	**
655 5TH ST	394 Townsend Association	20	-	20	Live/Work	**	**
695 5TH ST	390 Townsend Association	20	-	20	Live/Work	Owner	$400,000 - $900,000
88 HOFF ST	Oliver Connelly	20	-	20	Live/Work	**	**
701 PENNSYLVANIA AV	RAM Development	18	-	18	Live/Work	**	**
321 LANGTON ST	Langton Street Lofts	16	-	16	Live/Work	**	**
2068 3RD ST	Third St. Apartments	16	-	16	Live/Work	**	**
2875 21ST ST	21st & Harrison Association	16	-	16	Live/Work	**	**
918 HARRISON ST	Tom Murphy	14	-	14	Live/Work	**	**
190 7TH ST	Howard Loft Partners	14	-	14	Live/Work	**	**
221 CLARA ST	Tom Murphy	14	-	14	Live/Work	**	**
249 SHIPLEY ST	249 Shipley St. Association	12	-	12	Live/Work	**	**
786 MINNA ST	Richard Hart	12	-	12	Live/Work	**	**
825 MINNESOTA ST	NIBBI Investments	10	-	10	Live/Work	**	**
1025 17TH ST	Wilshire Lofts	10	-	10	Live/Work	**	**
1050 IOWA ST	Iowa Street LLC	10	-	10	Live/Work	**	**
YEAR COMPLETED: 1998							
COVENTRY PARK 1550 Sutter Street	A.F. Evans Company	169	34	168	Studios	Rental	Affordable = $ 634 Market Rate = n/a

List 1A
(continued)

1996 - 2000 MAJOR NEW MARKET RATE PROJECTS COMPLETED

Project Name / Street Address	Project Sponsor	Total Units	Lower Income Units*	Unit Mix		Tenure Type	Initial Rental or Selling Price
301 BRYANT and 500 DELANCEY	Rincon Point Development	38	7	10	Lofts	Owner	Affordable = $100,000 - $215,000 Market Rate = $250,000 - $650,000
				28	2 bedrooms		
3600 FILLMORE ST	Pietro Partners	33	-	6	1 bedroom	Rental	**
				27	2 bedrooms		
1444 GREEN ST	Arundel Green Partners	33	in lieu fee paid	14	1 bedroom	**	$298,000 - $1,390,000
				19	2 bedrooms		
635-655 TENNESSEE ST	OSA Associates	32	-	32	Live/Work	**	**
5810 MISSION ST	Clifton Brinkley	27	3	12	1 bedroom	Owner	Affordable = $80,000 - $95,000 Market Rate = $157,000 - $228,000
				15	2 bedrooms		
88 GUY PLACE	Patrick O'Donnell / LWX Corporation	17	-	17	Live/Work	Rental	$1,700 - $3,150
1625 PACIFIC AV	Heston Chau	15	-	5	1 bedroom	Rental	**
				10	2 bedrooms		
4801 GEARY BL	Queensway Holdings	14	-	13	2 bedrooms	Rental	$1,900 - $2,200
				1	3 bedrooms		
646 MINNA ST	Minna St Association	12	-	12	Live/Work	**	**
755 TENNESSEE	Gerald Gallagher	12	-	12	Live/Work	Owner	$315,000 - $425,000
677-679 ARGUELLO	Willard Company	10	-	1	1 bedroom	Owner	$280,000 - $400,000
				7	2 bedrooms		
				3	3 bedrooms		
6838 GEARY BL	William McDonagh	10	-	10	2 bedrooms	Rental	**
1099 MISSISSIPPI	Leo Hainzl	10	1	10	3 bedrooms	Owner	**

List 1A
(continued)

1996 - 2000
MAJOR NEW MARKET RATE PROJECTS COMPLETED

Project Name / Street Address	Project Sponsor	Total Units	Lower Income Units*	Unit Mix		Tenure Type	Initial Rental or Selling Price
2080 3rd ST	Redmond Lyons	10	-	10	Live/Work	Owner	$260,000 - $320,000
YEAR COMPLETED: 1997							
25 LUCERNE / 727 BRANNAN	Seymour Jaron	20	-	20	Live/Work	Owner	$336,000 - $423,000
1 CLARENCE PLACE	Ron Kaufman	18	-	18	Live/Work	Owner	$280,000 - $509,000
358 - 12th STREET	Edward J. Murphy	16	2	16	Live/Work	Rental	not available
49 ZOE ST	Zoe Associates	16	-	16	Live/Work	Owner	$193,750 - $250,000
342 HAYES ST	William Ferdon	14	1	14	1 bedroom	Owner	$145,000 - $284,000
3520 BALBOA ST	George Lam	12	-	12	2 bedrooms	Rental	not available
2011 - 3rd STREET	Redmond Lyons	12	-	12	Live/Work	Owner	$235,000 - $395,000
139 WELSH ST	Joe Hernon	12	-	12	Live/Work	Owner	$250,000 - $410,000
340 - 6th STREET	B V F B	10	-	10	Live/Work	Owner	$185,000 - $390,000
YEAR COMPLETED: 1996							
350 ARKANSAS 390 ARKANSAS	18th Street Associates Rick Holliday	35	-	25	2 bedrooms	Owner / Condo	$156,000 - $319,000
				10	3 bedrooms		
81 LANSING ST	The Lansing Group	33	3	32	1 bedroom	Owner / Condo	$156,000 - $319,000
				1	2 bedrooms		
1601 - 18th STREET	18th Street Associates Rick Holliday	30	7	2	Studios	Owner / Condo	$140,000 - $345,000
				15	1 bedroom		
				13	2 bedrooms		
346 FIRST STREET	346 FIRST STREET LP	29	-	17	1 bedroom	Owner / Condo	$171,000 - $420,000
				12	2 bedrooms		
645 HAIGHT STREET	Andrew Sirkin	20	3	1	Studios	Owner / Condo	$105,000 - $229,000
				12	1 bedroom		
				7	2 bedrooms		

List 1A
(continued)

1996 - 2000 MAJOR NEW MARKET RATE PROJECTS COMPLETED

Project Name / Street Address	Project Sponsor	Total Units	Lower Income Units*	Unit Mix		Tenure Type	Initial Rental or Selling Price
125 GILBERT STREET	Thomas Murphy	16	-	16	Live/Work	Owner	$201,000 - $346,000
76 BRADY STREET	Toarup Construction Company	16	-	16	Live/Work	Owner	$229,000 - $315,000
610 ILLINOIS	Michael Spaer / Redmond Lyons	15	-	15	Live/Work	Owner	$205,000 - $317,000
41 BOARDMAN	Gerald Deane	14	1	14	Live/Work	Owner	$153,000 - $261,000
298 PORTOLA	COMAC Investments	12	-	6	1 bedroom	Owner / Condo	$170,000 - $275,000
				6	2 bedrooms		
68 McCOPPIN	Marshmallow Corporation	12	1	12	Live/Work	Owner	$140,000 - $230,000
2027 MARKET STREET	2027 Partnership	12	-	2	1 bedroom	Owner / Condo	$170,000 - $275,000
				10	2 bedrooms		
225 PIERCE	Al Goodwin	11	-	4	1 bedroom	Owner / Condo	$150,000 - $250,000
				6	2 bedrooms		
				1	3 bedrooms		

** Lower Income Units are units made available at below market rate under the City's Inclusionary Affordable Housing Program.*

*** Data currently unavailable but will be included in the next* Housing Inventory.

(A) Housing developments within redevelopment project areas are subject to San Francisco Redevelopment Agency housing affordability requirements or conditions.

(B) A total of 14 affordable housing units will be available with the completion of the 138 unit University of San Francisco Lone Mountain planned unit development project for staff and faculty housing.

List 1B

1996 - 2000 MAJOR NEW AFFORDABLE PROJECTS COMPLETED

Project Name / Street Address	Sponsor	Total Units	Unit Mix		Tenure Type	Affordability as % of Median Income*
YEAR COMPLETED: 2000						
BRITTON COURTS 150 Britton		92	62	2 bdr	Rental / Families	
			22	3 bdr		
			8	4 bdr		
HAMILTON FAMILY CENTER 1530 Fell / 1631 Hayes	Hamilton Family Center	21	21	1 bdr	Supportive Housing	
YEAR COMPLETED: 1999						
McALLISTER MEWS McAllister & Fulton	SFRA Alamo Square LLC	104	20	Studios	Mixed Income / Ownership or Rental	41 @ 61% to 80% of M.I. 63 @ 81%+ of M.I.
			57	1 bdr		
			20	2 bdr		
			7	3 bdr		
GERALDINE JOHNSON MANOR 5545 3rd Street	Bridge Housing Corporation	54	54	1 bdr	Rental / Seniors	54 @ 50% of M.I.
CECIL WILLIAMS HOUSE 333 Taylor Street	Glide Community Development Corporation	52	29	Studios	Rental / Families	52 @ 31% to 50% of M.I.
			14	1 bdr		
			10	2 bdr		
			8	3 bdr		
MINNA PARK APARTMENTS 529 - 539 Minna Street	SFRA	26	11	1 bdr	Rental / Families	26 @ 31% to 50% of M.I.
			7	2 bdr		
			7	3 bdr		
			1	4 bdr		

List 1B
(continued)

1996 - 2000 MAJOR NEW AFFORDABLE PROJECTS COMPLETED

Project Name / Street Address	Sponsor	Total Units	Unit Mix		Tenure Type	Affordability as % of Median Income*
YEAR COMPLETED: 1998						
HAYES VALLEY NORTH 695 Buchanan / 650 Fell / 751 Hayes / 645 Linden / 650 Linden / 500 Webster / 550 Webster	SFHA	85	48	2 bdr	Rental / Families	51 public housing units
			31	3 bdr		34 @ 40%-60% of M.I.
			6	4 bdr		
670-672 VALENCIA ST	MHDC	50	24	Studios	Rental / Seniors	50 @ below 50% of M.I.
			26	1 bdr		
JUAN PIFARRE 1010 South Van Ness	MHDC	30	10	2 bdr	Rental / Families	20 @ 31%-50% of M.I.
			13	3 bdr		10 @ 51-60% of M.I.
			7	4 bdr		
LELAND APARTMENTS 980 Howard Street	TODCO	24	24	2 bdr	Rental	24 @ 31%-50% of M.I.
YEAR COMPLETED: 1997						
YERBA BUENA COMMONS 401 3rd Street	AMB Properties II SFRA	257	257	SRO	Rental	257 @ 31%-50% of M.I.
101 VALENCIA 101 Valencia / 135 Valencia / 1320 Stevenson / 1246 Stevenson	HDNP	107	3	Studios	Owner	54 @ 61%-80% of M.I. 53 @ 81%-120% of M.I.
			31	1 bdr		
			58	2 bdr		
			14	3 bdr		
			1	4 bdr		
GOODWILL HOUSING 479 NATOMA	Asian Inc. SFRA	30	15	2 bdr	Rental / Families	30 @ 31%-50% of M.I.
			13	3 bdr		
			2	4 bdr		
BELL MEWS 1302-1350 Divisadero / 1990-1996 Ellis	SFHDC SFRA	10	3	2 bdr	First-time Homebuyers	10 @ 81%-120% of M.I.
			6	3 bdr		
			1	4 bdr		

List 1B

(continued)

1996 - 2000 MAJOR NEW AFFORDABLE PROJECTS COMPLETED

Project Name / Street Address	Sponsor	Total Units	Unit Mix		Tenure Type	Affordability as % of Median Income*
YEAR COMPLETED: 1996						
FILLMORE MARKETPLACE 1400 Eddy Street	SFRA	120	29	1 bdr	Rental / Families	60 @ 50% of M.I. 60 @ 60% of M.I.
			29	2 bdr		
			62	3 bdr		
MARKET HEIGHTS 211-291 Putnam 1000 Tompkins	BHHC	46	6	1 bdr	Rental / Families	23 @ 60% of M.I. 23 for Section 8
			16	2 bdr		
			22	3 bdr		
			2	4 bdr		
CANDLESTICK VIEW Kiska & Ingalls Roads	HCDC SFRA	38	16	2 bdr	First-time Homebuyers	38 @ 80%-120% of M.I.
			22	3 bdr		
587 NATOMA	HDNP/SFRA	29	4	1 bdr	Rental / Families	29 @ 80% of M.I.
			9	2 bdr		
			12	3 bdr		
			3	4 bdr		
			1	5 bdr		
Hudson Avenue & Whitney Young Circle, Garnett Terrace	SFHDC/SFRA	28	28	single-family detached housing	First-time Homebuyers	
LAS VILLAS / La Salle & Whitney Young Circle	Las Villas Partnership/SFRA	27	27	single-family detached housing	First-time Homebuyers	28 @ 80%-120% of M.I.
1096 EDDY STREET	Housing for Independent People/SFRA	21	21	1 bdr	Rental / Mentally Disabled	21 @ 80% of M.I.
1290 POTRERO	Mission Housing/SFRA	20	not available		Rental / Families	20 @ 80% of M.I.

List 1B
(continued)

1996 - 2000 MAJOR NEW AFFORDABLE PROJECTS COMPLETED

** Affordability is expressed in terms of percent threshold from the San Francisco PMSA median income as published by HUD.*
Affordable rent and home ownership levels calculated as percent threshold from the PMSA median income as shown on page 23.

Note: Inclusionary affordable units are included in List 1A with market rate projects.

AI	Asian Inc.
AND	Asian Neighborhood Design
BHHC	Bernal Heights Housing Corporation
CCHC	Chinese Community Housing Corporation
CHP	Community Housing Partnership
HCDC	Housing Conservation and Development Corporation
HDNP	Housing Development and Neighborhood Preservation Corporation
MCH	Mercy Charities Housing Corporation
MHDC	Mission Housing Development Corporation
TODCO	Tenants and Owners Development Corporation
TNDC	Tenderloin Neighborhood Development Corporation

Units	Address	Type	Valuation
January			
6	2331 MISSION ST	New	$ 1,136,000.00
February			
5	3310 19th ST	New	$ 850,000.00
8	63 LAFAYETTE ST	New	$ 780,000.00
12	1578 INDIANA ST	New	$ 1,359,000.00
120	1601 19th AV	Alteration	$ 9,500.00
March			
20	360 6th ST	Alteration	$ 80,000.00
8	166 SANCHEZ ST	New	$ 1,150,000.00
148	675 TOWNSEND ST	New	$ 20,000,000.00
20	370 DE HARO ST	New	$ 3,016,000.00
12	1588 INDIANA ST	New	$ 979,800.00
24	730 FLORIDA ST	New	$ 2,880,000.00
April			
223	140 SOUTH VAN NESS AV	New	$ 36,907,073.00
May			
38	2002 03RD ST	New	$ 5,800,000.00
8	595 MARIPOSA ST	New	$ 1,500,000.00
6	374 11th ST	New	$ 776,700.00
12	545 LEAVENWORth ST	New	$ 1,500,000.00
28	900 VAN NESS AV	New	$ 2,500,000.00
91	500 RAYMOND AV	New	$ 9,100,000.00
June			
32	851 VAN NESS AV	New	$ 8,000,000.00
30	111 MORRIS ST	New	$ 3,400,000.00
54	1881 BUSH ST	Alteration	$ 6,500,000.00
6	600 LARCH ST	New	$ 1,177,347.00
9	601 LARCH ST	New	$ 1,207,785.00
9	601 WILLOW ST	New	$ 1,207,785.00
9	620 LARCH ST	New	$ 1,207,785.00
9	631 LARCH ST	New	$ 1,207,167.00
6	641 WILLOW ST	New	$ 780,108.00
12	650 LARCH ST	New	$ 1,788,579.00
9	661 LARCH ST	New	$ 1,207,785.00

List 2A

2000 PROJECTS AUTHORIZED FOR CONSTRUCTION BY DBI
(Building Permits for Projects With Five Units or More)

List 2A

(continued)

2000 PROJECTS AUTHORIZED FOR CONSTRUCTION BY DBI

12	1261 EDDY ST	New	$ 1,609,968.00
13	933 TARAVAL ST	Alteration	$ 1,280,000.00
July			
9	500 MASONIC AV	New	$ 2,280,000.00
5	1355 VALENCIA ST	New	$ 762,900.00
136	401 ANZA ST	New	$ 11,000,000.00
32	530 BRANNAN ST	New	$ 3,000,000.00
36	542 BRANNAN ST	New	$ 3,000,000.00
34	548 BRANNAN ST	New	$ 3,000,000.00
August			
14	745 CLEMENT ST	Alteration	$ 2,000,000.00
12	3051 FOLSOM ST	New	$ 1,400,000.00
9	3161 27th ST	New	$ 1,150,000.00
18	560 HAIGHT ST	Alteration	$ 60,000.00
6	188 BEULAH ST	New	$ 1,080,000.00
6	360 10th ST	New	$ 890,000.00
11	588 SOUTH VAN NESS AV	New	$ 1,380,000.00
7	798 STANYAN ST	New	$ 1,280,000.00
48	165 8th ST	New	$ 9,000,000.00
12	1025 MINNA ST	New	$ 1,150,000.00
49	1 FEDERAL ST	Alteration	$ 5,500,000.00
54	688 4th ST	New	$ 12,000,000.00
8	428 8th ST	New	$ 1,380,000.00
28	428 8th ST	New	$ 3,880,000.00
28	1247 HARRISON ST	New	$ 3,880,000.00
15	250 CLARA ST	New	$ 2,800,000.00
20	700 ILLINOIS ST	New	$ 3,000,000.00
15	3050 HARRISON ST	New	$ 1,768,000.00
9	3111 27th ST	New	$ 1,150,000.00
9	3118 CESAR CHAVEZ ST	New	$ 1,150,000.00
14	3148 CESAR CHAVEZ ST	New	$ 1,625,000.00
14	3151 27th ST	New	$ 1,625,000.00
9	3168 CESAR CHAVEZ ST	New	$ 1,150,000.00
September			
100	150 BERRY ST	New	$ 16,766,000.00
9	41 FEDERAL ST	Alteration	$ 1,000,000.00
5	423 14th ST	New	$ 772,370.00
20	1045 MISSION ST	Alteration	n/a

Source: Department of Building Inspection (DBI)

List 2A
(continued)

2000 PROJECTS AUTHORIZED FOR CONSTRUCTION BY DBI

125	1 ST THOMAS MORE WY	New	$ 10,000,000.00
6	2546 3rd ST	New	$ 1,880,000.00
64	260 GOLDEN GATE AV	Alteration	$ 590,000.00
14	18 FREELON ST	New	$ 1,700,000.00
16	25 WELSH ST	New	$ 1,700,000.00
16	28 FREELON ST	New	$ 1,700,000.00
16	35 WELSH ST	New	$ 1,700,000.00
18	38 FREELON ST	New	$ 1,700,000.00
18	48 ZOE ST	New	$ 1,700,000.00
18	55 WELSH ST	New	$ 1,700,000.00
16	75 WELSH ST	New	$ 1,700,000.00
16	88 FREELON ST	New	$ 1,700,000.00
12	545 4th ST	New	$ 1,700,000.00
12	555 4th ST	New	$ 1,700,000.00
October			
189	200 BRANNAN ST	New	$ 55,000,000.00
11	2572 3rd ST	New	$ 1,575,700.00
6	475 HAMPSHIRE ST	New	$ 1,080,000.00
5	563 MINNA ST	New	$ 580,000.00
8	445 BRYANT ST	New	$ 1,058,700.00
19	2507 PINE ST	Alteration	$ 2,400,000.00
250	255 KING ST	New	$ 38,000,000.00
6	1652 EDDY ST	Alteration	$ 1,500,000.00
November			
5	181 SOUTH PARK ST	New	$ 2,300,000.00
12	1026 FOLSOM ST	New	$ 2,380,000.00
10	699 PENNSYLVANIA AV	New	$ 1,680,000.00
10	993 TENNESSEE ST	New	$ 1,800,000.00
6	4851 MISSION ST	New	$ 980,000.00
8	583 HAYES ST	New	$ 1,765,000.00
93	125 3rd ST	Alteration	$ 109,000,000.00
15	2500 MARKET ST	Alteration	$ 100,000.00
162	1166 HOWARD ST	New	$ 18,000,000.00
December			
22	400 ALEMANY BL	New	$ 1,800,000.00
8	139 STILLMAN ST	New	$ 730,000.00
7	2436 GREAT HIGHWAY	New	$ 536,920.00
7	801 GREENWICH ST	New	$ 1,200,000.00
6	68 SALMON ST	New	$ 995,300.00

List 2B

1998 and 1999 PROJECTS AUTHORIZED FOR CONSTRUCTION BY DBI (Building Permits Issued for Projects With Five or More Units)

No of Dwelling Units	Project Address	No of Dwelling Units	Project Address
1999		14	761 TEHAMA ST
509	80 NATOMA ST	12	366 7TH ST
495	680 MISSION ST	12	1328 MISSION ST
245	400 BEALE ST	12	500 BRYANT ST
200	855 FOLSOM ST	12	549 3RD ST
149	1901 VAN NESS AV	12	2255 BUSH ST
134	2005-2035 MCALLISTER	12	1822 EDDY ST
116	229 BRANNAN ST	9	779 GREEN ST
110	33 COLIN P KELLY JR ST	9	874 INNES AV
93	301 ELLIS ST	9	550 STANYAN ST
93	1 CHURCH ST	9	416 BAY ST
91	500 RAYMOND AV	8	370 12TH ST
81	3115 - 3195 26TH ST	8	3365 20TH ST
72	201 CRESCENT WY	8	292 IVY ST
55	3101 MISSION ST	7	419 FULTON ST
48	501 CRESCENT WY	6	3650 18TH ST
46	950 HARRISON ST	6	633 HAMPSHIRE ST
39	401 CRESCENT WY	6	955 GREEN ST
36	530 CHESTNUT ST	6	52 RAUSCH ST
33	1310 MINNESOTA ST	6	725 TARAVAL ST
32	19 CLEMENTINA ST	**1998**	
29	210 REY ST	258	1045 MISSION ST
26	2111 26TH ST	147	765 MARKET ST
24	599 3RD ST	130	201 BRANNAN ST
24	655 SUTTER ST	106	988 FULTON ST
24	590 6TH ST	92	1250 SUNNYDALE AV
23	3118 CESAR CHAVEZ ST	92	246 2ND ST
20	445 FRANCISCO ST	51	350 GOLDEN GATE AV
20	445 FRANCISCO ST	48	1800 BRYANT ST
19	1960 SUTTER ST	38	36 5TH ST
19	360 6TH ST	37	60 RAUSCH ST
16	2211 26TH ST	36	288 VALENCIA ST
16	1601 PACIFIC AV	33	3425 GEARY BL
16	1801 POLK ST	33	300 GOUGH ST
16	128 MORRIS ST	33	530 FOLSOM ST
15	1715 POLK ST	28	725 FLORIDA ST
15	630 8TH ST	26	535 MINNA ST
14	411 FRANCISCO ST	26	2130 HARRISON ST

No of Dwelling Units	Project Address	No of Dwelling Units	Project Address
25	317 29TH ST	20	1099 23RD ST
25	317 29TH ST	20	88 HOFF ST
24	598 HAMPSHIRE ST	20	2030 3RD ST
22	580 HOWARD ST	20	1233 HOWARD ST
22	2751 GEARY BL	18	701 PENNSYLVANIA ST
22	701 MINNA ST	17	555 FLORIDA ST
20	655 5TH ST	16	2875 21ST ST
20	695 5TH ST	16	2068 3RD ST
20	388 TOWNSEND	16	73 SUMNER ST
20	1011 23RD ST	15	2501 HARRISON ST

List 2B

1998 and 1999 PROJECTS AUTHORIZED FOR CONSTRUCTION BY DBI (Building Permits Issued for Projects With Five or More Units)

List 3

MAJOR HOUSING PROJECTS UNDER PLANNING DEPARTMENT REVIEW (Projects with 10 or More Units - as of December 31, 2000)

CASE NO	No. of Units	PROJECTNAME	DESCRIPTION
AFFORDABLE HOUSING PROJECTS			
2000.173 C	360	500 Francisco Street	Demolish 229 units affordable housing and construct 360 new affordable housing, ground floor retail space, and child care facilities.
2000.809 E	104	522 Carter Street	Demolish 1 house and 1 motel and construct new, 104-unit affordable housing project with child care and 144 off-street parking spaces.
2000.259 C	34	421 Turk Street	Construct 34 units of affordable housing.
1999.536 K	26	855 Sacramento Street	Demolish existing building (21 SRO units and 10 transient units) and construct 26 affordable housing units and community center.
MARKET RATE HOUSING PROJECTS			
2000.1090 E	860	300 Spear Street	Remove parking lot and construct 860 residential units, ground floor retail, office and 1,001 off-street parking spaces.
2000.1073 !	806	201 Folsom and 390 Main Streets	Remove parking lot and construct new 806 residential units, ground floor retail, 1,085 off-street parking spaces.
2000.1258 E	415	3251 20th Avenue	Convert parking lot to retail, 415 residential units and 4,170 off-street parking spaces.
2000.618 E	320	801 Brannan St	Demolish building and construct 320 dwelling, retail-business service, and 1,263 parking spaces.
2000.961 C	240	1101 O'Farrell Street	Relocate office/social services/meeting space, displace 10 residential units and build 240 senior housing units with 86 off-street parking.
1999.233 C	198	Jamestown Avenue	Construct 198 dwelling units in PUD, four buildings, with 235 parking spaces.
2000.586 !	179	1 Polk Street	Demolish three buildings, construct 17-story building with 179 units, ground floor retail, 165 parking.

List 3

(continued)

Major Housing Projects Under Planning Department Review as of December 31, 2000

CASE NO	No. of Units	PROJECTNAME	DESCRIPTION
2000.1164 !	160	1880 Mission Street	Demolish warehouse and printing plant and construct new 6-story building with 160 residential units and ground floor office and retail uses.
2000.1075 !	107	1770 Clay Street	Demolish retail and office building and construct 107-unit residential building with ground floor retail and 123 off-street parking spaces.
1999.849 C	78	821 Folsom Street	Demolish warehouse, remove parking lot and construct 5-story, ground floor retail, 78 dwelling units, below grade parking.
2000.498 Q	76	530 Chestnut Street	Build 76 unit new condo.
2000.004 !E	57	5 Masonic Ave. & 2715 Geary Blvd.	Demolish 9 buildings and construct mixed-use, 57 dwelling units.
2000.718 E	56	1630 California Street	Demolish existing movie theatre, construct 56 dwelling units, ground floor retail, 75 off-street parking.
1999.154 C	45	992 Peralta Avenue	Demolish 3 structures, construct 45 residential units, retail, fast food.
1999.210 C	44	3620 19th Street	Construct 44 dwelling units and 44 spaces underground parking.
2000.1311 E	40	2690 Harrison Street	Demolish industrial building and construct 40 residential lofts, with 41 off-street parking.
2000.429 V	33	1062 Geary Street	33 new residential units and new commercial space
2000.613 C	23	427 Battery Street	Demolish 3 buildings, construct mixed use (306 hotel rooms, 23 residential units) above retail.
2000.692 C	23	2200 Mission Street	Demolish structure, construct 23 apartment units above ground floor retail, 45 off-street parking.
2000.941 I	19	650 Eddy Street	Remove parking lot and construct 19 unit apartment, 19 off-street parking, ground floor retail.
2000.854 K	15	1314 Polk Street	Demolish retail building and construct ground floor retail, 15 residential units, 15 off-street parking.
2000.560 Q	12	828 Innes Avenue	Build 12 units.
2000.827 E	12	351 Shotwell Street	Demolish two warehouses, construct 12 residential units, 18 off-street parking.
2000.1006 CV	12	2516 Mission Street	Modify Case No. 1999.654CV: Construct 9 residential hotel rooms, 12 dwelling units, 12 tourist hotel rooms, restaurant, and administrative service space.
2000.1058 CS	12	1598 Dolores Street	Demolish mortuary building and construct new 12 residential units and 12 off-street parking spaces.

List 3
(continued)

Major Housing Projects Under Planning Department Review as of December 31, 2000

CASE NO	No. of Units	PROJECTNAME	DESCRIPTION
LIVE/WORK PROJECTS			
1998.953 D	188	557 - 4th Street	Construct 480-space underground parking garage and 11 four-story live/work buildings with 188 units.
1999.234 D	177	673-683 Brannan Street, 168-178 Bluxome	Demolish warehouse and construct four buildings with 177 live/work units and 177 parking spaces.
2000.039 ! E	175	1300 Illinois Street	Demolish warehouse, subdivide lot into 10 parcels, and build 10 buildings with 175 live/work loft units.
2000.333 CE	118	639 Missouri Street	Construct 118 live/work units and 131 parking spaces.
1999.243 D	72	1247 Harrison Street	Demolish Industrial building and construct 64live/work units and ground floor retail.
1999.795 CB	55	177 Townsend Street	Demolish two buildings and parking lot; construct 7-10 story mixed-use building with 55 dwelling units.
1998.864 D	54	650-690 4th Street	Build 54 unit L/W condo.
2000.074 X	48	77 Van Ness Avenue	Construct 48 live/work units, office and retail space on ground floor.
2000.714 Q	48	1325 Indiana Street	Build 48 new L/W condo.
1999.584 D	46	188 King Street	Demolish garment manuf. building and construct 46 live/work units and 46 parking spaces
2000.739 E	32	301 - 6th Street	Demolish gas station and construct 32-unit live/work building with 32 subterranean parking spaces.
2000.728 Q	30	1310 Minnesota Street	Build 30 unit new L/W condo
1999.539 Q	20	2407-2411 Harrison Street	Build 20 unit new L/W condo
2000.1106 Q	19	1050 17th Street	Build 19 unit new L/W condo
2000.1256 EK	18	1045 17th Street	Demolish mixed use building and construct 18-unit live/work with 18 off-street parking spaces.
1999.552 B	17	2092 Third Street	Demolish restaurant and construct 17 live/work units.
2000.455 C	17	370 Townsend Street	Demolish warehouse and construct 16 units and penthouse, and ground floor office space.
1999.858 D	14	241 - 8th Street	Construct 14-live/work unit building on two lots, 14 parking spaces.
2000.1054 E	12	603 Tennessee Street	Demolish warehouse and construct 12-unit live/work building with 12 off-street parking spaces.

PLANNING DEPARTMENT CASE TYPES

A Certificate of Appropriateness
C Conditional Use Review
D Discretionary Review
E Environmental Review
K Shadow Study
Q Condominium Subdivision
S Subdivision of Land
V Variance Review
Z Zoning Reclassification
! Transportation Study

List 4

MAJOR AFFORDABLE HOUSING PROJECTS IN THE PIPELINE* (Projects Proposed, Approved, or Under Construction as of December 31, 2000)

Project Name	Units	Sponsor / Population Served
NORTH BEACH 531 Bay Street	360	SFHA - Bridge Housing Dev't Corp. / Low Income -- Renters
VALENCIA GARDENS 1792 - 15th Street	320	SFHA - Mission Housing Dev't Corp. / Low Income -- Renters
NOTRE DAME APTS 1590 Broadway	205	CCDC / Low Income Seniors -- Renters
PLAZA EAST Turk & Laguna	193	SFHA - McCormack Baron Associates / Families -- Renters
ALEXANDER APTS 230 Eddy	179	to be determined / Low Income -- Renters
BERNAL DWELLINGS 3105 - 26th Street	160	SFHA / Families - Renters
GENEVA / CARTER Visitacion Valley	106	Mercy / Low Income Families
MARLTON MANOR 240 Jones	151	to be determined / Low Income -- Renters
HERITAGE HOMES VisitationValley	148	Mercy / GVDC / Families @ 20-60% AMI w/ 30 sec.8
PARCEL 1 Mission Bay P1N3A	139	Mercy / Low Income Seniors -- Renters
ANTONIA MANOR 180 Turk	133	TNDC / Low Income -- Renters
MARIA MANOR 174 Ellis	119	TNDC / Low Income -- Renters
INTERNATIONAL HOTEL 868 Kearney	104	CCDC / Seniors
ORLANDO CEPEDA COMMONS King/4th & 3rd St.	100	MHDC / Low Income Families -- Renters
THIRD & MISSION	99	Related Companies - Very Low Income -- Renters
1 CHURCH STREET	93	Bridge / Low Income HIV Families -- Renters
PRESENTATION SENIORS 301 Ellis	93	Mercy / Seniors
JOHN KING SENIOR 500 Raymond	91	Mercy / JKSC / Seniors
8th STREET STUDIOS 1166 Howard	88	TNDC / CHC / Very Low Income--Renters
MARY ELIZABETH INN 1040 Bush	88	Mary Elizabeth Inn / Very Low Income single women

List 4
(continued)

MAJOR AFFORDABLE HOUSING PROJECTS IN THE PIPELINE* (Projects Proposed, Approved, or Under Construction as of December 31, 2000)

Project Name	Units	Sponsor / Population Served
OCEAN BEACH APTS. 720 Playa	85	AF Evans / Low Income Renters
HOWARD STREET APTS. 827 Howard Street	85	TODCO / Low Income Seniors
BROADWAY PARCEL II Broadway/Battery	82	CCDC / (mixed) families
TIHDI 1 Treasure Island	80	"Pioneers" / homeless families and singles
8th & HOWARD	73	TNDC / Low Income Families and Individuals
MIDORI HOTEL 240 Hyde	77	Conrad House / Mentally disabled singles
GOLDEN GATE APTS 1820 Post St.	72	CCDC / At-Risk Preservation
NORTH BEACH HOPE VI Bay & Columbus	60	Bridge / Low Income Families
BERNAL GATEWAY 3001 Mission	55	BHNC / Low Income Families
1045 MISSION	55	Emerald Fund - Very Low Income Renters
VISION PLACE 165 Eighth St.	49	ECS/Mercy / Homeless / HIV Families
5199 MISSION	38	MHDC / BHHA / Seniors
TIHDI 2: Cath.Charities Treasure Island	37	CC/Rubicon / Homeless families
NAMIKI APARTMENTS 1776 Sutter	34	CCDC / Low Income Renters
421 TURK	34	ASIAN, Inc. / Families w/ special needs
TIHDI 2: CHP Yerba Buena Island	32	CHP / Homeless families
4445 3rd Street	30	SFHDC / Very Low Income / HIV Families
474 NATOMA	29	to be determined / Low Income Families Homeowners
864 ELLIS	26	TNDC / Very Low Income -- Renters
665 CLAY	25	CCDC / Vry Low Income -- Renters
770 LA PLAYA	14	Progress Foundation / Special Needs Families
KEITH ST HOMES Keith & Hudson	12	SFHDC / Low Income Families -- Homeowners

List 4

(continued)

MAJOR AFFORDABLE HOUSING PROJECTS IN THE PIPELINE* (Projects Proposed, Approved, or Under Construction as of December 31, 2000)

Project Name	Units	Sponsor / Population Served
DELTA HOTEL 80-88 6th Street	152 SRO	TODCO / Very Low Income -- Renters
AMBASSADOR HOTEL 55 Mason	140 SRO	TNDC / Very Low Income -- Renters
WEST HOTEL 145 Eddy	106 SRO	TNDC / to be determined
FRIENDSHIP HOUSE 50 Julian	80 beds	Friendship house / Homeless
TIDDI Treasure Island	52 beds	Rubicon Programs / Homeless Families
CONRAD HOUSE 3327-3331 26th Street	16 beds	Conard House / Special Needs--Renters
AUTUMN GLOW 650 Grove	15 beds	Self-Help for Elderly / seniors (w/alzheimers)
GUERRERO HOUSE 899 Guerrero	15 beds	Catholic Charities / Youth 18 - 24 years
PROVIDENCE CHURCH 1601 McKinnon	to be determined	Povidence/SFHDC / Very Low Income Seniors
10th & MARKET	to be determined	TNDC/CHC / to be determined
SITE EE-2 Whitney Young Circle	to be determined	to be determined / Low Income Families Homeowners

** Includes acquisition and rehabilitation projects.*

Sources: Mayor's Office of Housing, San Francisco Redevelopment Agency, San Francisco Housing Authority.

Refer to page 48 for Project Sponsor abbreviations.

List 5A

LIVE/WORK PROJECTS COMPLETED 1987 - 2000 4 Units or More

Year	Address	Block	Lot	No. of Units	Zoning Classification	Planning District
2000	1800 Bryant	3970	005	48	M-1	Mission
	696 Pennsylvania	4103	027	48	M-1	South of Market
	208 Pennsylvania	4000	025	45	M-1	South of Market
	725 Florida	4081	011B	28	M-1	Mission
	745 Florida St	4081	053	28	M-1	Mission
	36 Fifth St	3704	002	26	C-3-G	Downtown
	2030 Third St	3995	017	20	M-2	South of Market
	1011 23rd St	4228	002	20	M-2	South of Market
	1099 23rd St	4228	002	20	M-2	South of Market
	1207 Indiana St	4228	014	20	M-2	South of Market
	1405 Indiana St	4293	017	18	M-2	South Bayshore
	1488 Harrison	3520	019	15	SLR	South of Market
	965 Harrison	3753	134	15	RSD	South of Market
	2501 Harrison St	4147	032	15	RH-2	Mission
	366 Seventh St	3755	013	12	SLR	South of Market
	59 Rodgers	3755	068	11	SLR	South of Market
	1150 Folsom	3730	018	10	SLR	South of Market
	21 Stillman	3763	036	6	SSO	South of Market
	2121 26th St	4327A	008	6	M-1	South Bayshore
	2131 26th St	4327A	008	6	M-1	South Bayshore
	2211 26th St	4327A	008	6	M-1	South Bayshore
	2134 Folsom	3574	007	4	M-1	Mission
	725 Tehama	3729	067	4	SLR	South of Market
1999	650 Delance	3789	025	66	M-2	South of Market
	720 York	4080	001	54	C-1/M-1	South of Market
	301 Bryant	3774	001	38	M-1	South of Market
	575 Harrison	3764	069	33	SSO	South of Market
	918 Harrison	3753	149	28	RSD	South of Market
	249 Shipley	3753	066	24	RSD	South of Market
	598 Hampshire	4015	002	24	M-1	Mission
	580 Howard St	3721	021	22	C-3-O(SD)	Downtown
	701 Minna	3728	088	22	SLR	Downtown
	1097 Howard	3731	042	22	SLR	South of Market
	3338 17th St	3569	083	20	NC-3	Mission
	394 Townsend	3786	017	20	SSO	South of Market
	370 De Haro St	3956	007	20	M-2	South of Market
	2050 Third St	3995	024	20	M-1	South of Market
	370 Seventh	3755	013	18	SLR	South of Market
	701 Pennsylvania	4168	014	18	M-1	South of Market
	321 Langton	3780	082	16	SLI	South of Market
	2020 Third	3995	025	16	M-1	South of Market
	2875 21st St	4147	032	16	RH-2	Mission
	1100 Howard	3727	007	14	SLR	Downtown
	1227 Mission	3728	074	12	SLR	Downtown
	971 Howard	3732	116	12	RSD	South of Market
	249 Shipley St	3753	066	12	RSD	South of Market
	826 Folsom	3733	016	10	RSD	South of Market
	1025 17th St	3987	014	10	M-2	South of Market
	805 Minnesota	4107	001	10	M-2	South of Market

List 5A

(continued)

LIVE/WORK PROJECTS COMPLETED 1987 - 2000 4 Units or More

Year	Address	Block	Lot	No. of Units	Zoning Classification	Planning District
1999	989 Folsom	3753	121	9	RSD	South of Market
	1568 Indiana St	4318	019	8	M-2	South Bayshore
	370 De Haro St	3956	007	7	M-2	South of Market
	555 Natoma	3726	043	6	RED	Downtown
	142 Russ	3731	081	6	RED	South of Market
	236 Clara St	3753	064	6	RSD	South of Market
	1020 Mariposa	3987	016	6	M-2	South of Market
1998	465 10th	3525	059	18	SLR	South of Market
	88 Guy Pl	3749	063	17	M-1	South of Market
	540 Delancey	3774	002	16	M-1	South of Market
	635 Tennessee	3995	019	16	M-2	South of Market
	655 Tennessee St.	3995	028	16	M-2	South of Market
	1116 Folsom	3730	013	15	SLR	South of Market
	646 Minna	3727	098	12	SLR	Downtown
	755 Tennessee	4044	011	12	M-2	South of Market
	2080 Third St	3995	017	10	M-2	South of Market
	1099 Mississippi	4224	008A	10	M-1	South of Market
	18 Bernice	3522	078	8	SLR	South Central
	260 Clara	3753	073	8	RSD	South of Market
	236 Ritch	3776	092A	5	SLI	South of Market
1997	101 Harrison	3768	014	46	M-1	South of Market
	18 Lansing	3749	011	28	RC-4	South of Market
	25 Lucerne	3784	049	20	SLI	South of Market
	1 Clarence	3788	046	18	SLI	South of Market
	358 12th St	3522	084	16	SLR	South Central
	49 Zoe	3776	088	16	SLI	South of Market
	139 Welsh	3777	014	12	SLI	South of Market
	2011 Third	3994	008	12	M-2	South of Market
	340 6th	3754	006	10	SLR	South of Market
	2150 Harrison	3573	026	8	RH-2	Central
	281 Clara	3753	151	8	RSD	South of Market
	301 Langton	3780	086	6	SLI	South of Market
	164 Townsend	3788	011A	6	SLI	South of Market
	2727 Mariposa	4016	001	5	M-1	Mission
	229 Eighth	3730	037	4	SLR	South of Market
	615 Tennessee	3995	014	4	M-1	South of Market
	691 Tennessee	3995	026	4	M-2	South of Market
	675 Tennessee	3995	027	4	M-2	South of Market
	3117 20th	4084	037	4	C-M	Mission
1996	81 Lansing	3749	060	33	M-1	South of Market
	125 Gilbert	3784	027	18	SLI	South of Market
	74 Brady	3504	014	16	C-M	Mission
	610 Illinois St	3994	012	15	M-2	South of Market
	340 First	3749	014	14	RC-4	South of Market
	43 Boardman	3779	091	14	SLI	South of Market
	226 Ritch	3776	102	9	SLI	South of Market
	375 Potrero	3961	022	5	M-1	Mission
	356 12th St	3522	007	4	SLR	South Central
	350 12th St	3522	085	4	SLR	South Central

List 5A

(continued)

LIVE/WORK PROJECTS COMPLETED 1987 - 2000 4 Units or More

Year	Address	Block	Lot	No. of Units	Zoning Classification	Planning District
1996	1375 Harrison	3525	071	4	SLR	South of Market
	741 Natoma	3728	029	4	SLR	Downtown
	56 Moss	3731	052	4	RED	South of Market
	159 Russ	3731	091	4	RED	South of Market
	11 Brush Pl	3755	087	4	SLR	South of Market
	1227 Folsom	3756	044	4	SLR	South of Market
1995	728 Alabama	4083	006	30	M-1	Mission
	1695 18th St	4034	004	29	M-1	South of Market
	161 Gilbert	3784	090	16	SLI	South of Market
	50 Luceme	3784	047A	12	SLI	South of Market
	533 2nd	3774	048	10	M-1	South of Market
	751 Natoma	3728	027	8	SLR	Downtown
	755 Florida	4081	017	7	M-1	Mission
	55 Norfolk	3521	050	6	SLR	Mission
	1220 Folsom	3729	009	4	SLR	South of Market
1994	469 Clementina	3732	037	20	RSD	South of Market
	954 Natoma	3510	032	8	SLR	Downtown
	328 Ritch	3787	142	8	SLI	South of Market
	38 Lusk	3787	144	6	SLI	South of Market
	15 Grace	3509	025	4	SLR	Inner Sunset
	75 Sheridan	3519	080	4	SLR	South of Market
1993	701 Minnesota	4060	006	54	M-2	South of Market
	20 South Park	3775	106	10	SPD	South of Market
	1489 Folsom	3520	030	9	SLR	South of Market
	375 10th	3519	072	8	SLR	South of Market
	65 Norfolk	3521	059	6	SLR	Mission
	83 Lafayette	3511	087	4	SLR	Mission
1992	355 Bryant	3774	075	44	SSO	South of Market
	1200 Connecticut	4324	004	10	RM-2/M-1	South Bayshore
	960 Natoma	3510	034A	4	SLR	Downtown
	485 Tehama	3732	173	4	RSD	South of Market
1991	461 Second	3764	098	127	SSO	South of Market
	601 Fourth	3787	140	85	SLI	South of Market
	940 Battery	136	004A	10	C-2	Northeast
1990	600 York	4023	001	25	M-1	Mission
	601 Minnesota	4043	012A	19	M-2	South of Market
1989	499 Alabama	3969	001	79	M-1	Mission
	690 Potrero	4025	003B	15	M-1	Mission
	520 Hampshire	4016	001	6	M-1	Mission
1987	800 Meade	4991	135	46	RH-2	South Bayshore
TOTAL LIVE/WORK UNITS COMPLETED				2,417		

List 5B

LIVE/WORK PROJECTS IN THE PIPELINE
Projects Under Review by Planning and Projects Approved by Planning, with Permits Issued, or Under Construction as of December 31, 2000

Address	Block	Lot	No. of Units	Zoning Classification	Planning District
2500 Market St	2648	001	1	RH-3	Central
101 Mississippi	3987	008	18	M-2	South of Market
2068 Third	3994	002	16	M-2	South of Market
2092 Third St	3995	007	17	M-2	South of Market
639 Missouri St	4101	060	110	M-1	South of Market
1300 Illinois St	4231	002	172	M-2	South of Market
175 Russ St	3731	089	32	SLR	South of Market
2407 Harrison St	4084	033	20	C-M	Mission
1047 Mississippi	4224	012	51	M-1	South of Market
TOTAL UNITS UNDER PLANNING DEPARTMENT REVIEW			**437**		

Address	Block	Lot	No. of Units	Zoning Classification	Planning District
557 Fourth	3776	119	188	SLI	South of Market
175 Bluxome	3785	007	102	SLI	South of Market
168 Bluxome St	3785	021	96	SLI	South of Market
683 Brannan St	3785	020	81	SLI	South of Market
1325 Indiana St	4228	011	78	M-2	South of Market
855 Folsom	3752	072	68	RSD	South of Market
555 Florida	4017	001	64	M-1	Mission
600 Clementina	3730	049	62	SLR	South of Market
1082 Pennsylvania Av	4224	008	56	M-1	South of Market
177 Townsend St	3794	004	55	M-2	South of Market
688 Fourth	3786	008	54	SSO	South of Market
386 Alabama	3967	001	52	M-1	Mission
200 Townsend	3787	009	51	SLI	South of Market
41 Federal St	3774	018	49	SSO	South of Market
77 Van Ness Av	834	022	48	C-3-G	Western Addition
950 Harrison St	3753	020	46	RSD	South of Market
188 King St	3794	004A	46	M-2	South of Market
2002 Third St	3995	023	38	M-1	South of Market
542 Brannan St	3777	041	36	SLI	South of Market
370 10th St	3520	011	34	SLR	South of Market
548 Brannan St	3777	041	34	SLI	South of Market
530 Folsom	3736	017	33	C-3-O	South of Market
1250 Missouri	4287	014	32	M-1	South Bayshore
530 Brannan St	3777	038	32	SLI	South of Market
125 Napoleon	5230	021	30	M-2	South Bayshore
2130 Harrison St	3573	025	30	M-1	Mission
111 Morris St	3778	042	30	SLI	South of Market
346 First	3748	032	29	RC-4	South of Market
2412 Harrison St	3612	002	28	C-M	Mission
1247 Harrison St	3757	064	28	SLI	South of Market
1247 Harrison St	3757	065	28	SLI	South of Market
2130 Harrison St	3573	025	26	M-1	Mission
245 Fifth	3733	058	26	C-3-S	South of Market

List 5B
(continued)

LIVE/WORK PROJECTS IN THE PIPELINE
Projects Under Review by Planning and Projects Approved by Planning, with Permits Issued, or Under Construction as of December 31, 2000

Address	Block	Lot	No. of Units	Zoning Classification	Planning District
1050 Iowa Street	4226	016	26	M-1	South of Market
691 Tennessee St	3995	020	25	M-2	South of Market
730 Florida	4082	009	24	M-1	Mission
590 Sixth	3779	013	24	SLI	South of Market
2196 Third St	4044	015	24	M-2	South of Market
599 Third	3775	023	24	SLI	South of Market
317 Harriet St	3779	003	24	SLI	South of Market
650 Second	3788	002A	23	SSO	South of Market
999 16th	3950	004	20	M-2	South of Market
700 Illinois St	4045	004	20	M-2	South of Market
2030 Third St	3995	024	20	M-1	South of Market
460 Natoma St	3725	052	20	C-3-S	Downtown
1233 Howard	3729	070	20	SLR	South of Market
340 Townsend	3786	014B	20	SSO	South of Market
1045 Mission	3726	109	20	SLR	Downtown
360 Sixth	3754	008	20	SLR	South of Market
601 Mariposa St	3996	013	19	M-2	South of Market
1050 17th St	3948	002A	19	M-2(MB)	South of Market
1301 Sansome	85	005	17	C-2	Northeast
370 Townsend St	3786	016	17	SSO	South of Market
73 Sumner St	3730	001	16	SLR	South of Market
2169 Folsom St	3573	004	16	M-1	Mission
128 Morris	3778	021	16	SLI	South of Market
131 Missouri	3985	024	16	M-1	South of Market
1000 Pennsylvania Av	4224	042	16	M-1	South of Market
250 Clara St	3753	066	16	RSD	South of Market
322 Sixth St	3754	003	15	SLR	South of Market
670 Eighth St	3782	010	15	M-2	South of Market
1790 Armstrong	5418	003	14	M-1	South Bayshore
2900 22nd St	3613	009	14	C-M	Mission
241 Eighth St	3730	035	14	SLR	South of Market
761 Tehama	3729	090	14	SLR	South of Market
113 Stillman	3762	122	14	SLI	South of Market
1132 Howard	3727	015	13	SLR/RED	Downtown
1145 Mission St	3727	001	12	SLR	South of Market
500 Bryant	3762	009	12	SLI	South of Market
828 Innes Av	4645	012	12	M-1	South Bayshore
1026 Folsom St	3731	015	12	SLR	South of Market
1578 Indiana St	4318	020	12	M-2	South Bayshore
1588 Indiana St	4318	021	12	M-2	South Bayshore
1025 Minna St	3511	070	12	RED	Mission
549 Third	3775	071	12	SLI	South of Market
466 Tehama	3732	115	12	RSD	South of Market
588 South Van Ness A\	3570	006	11	C-M	Mission
1328 Mission	3508	020	11	C-3-G	Downtown
699 Pennsylvania Av	4104	002	10	M-1	South of Market
1400 Grant Av	115	019	10	North Beach	Northeast

List 5B

(continued)

LIVE/WORK PROJECTS IN THE PIPELINE
Projects Under Review by Planning and Projects Approved by Planning, with Permits Issued, or Under Construction as of December 31, 2000

Address	Block	Lot	No. of Units	Zoning Classification	Planning District
993 Tennessee St	4108	019	10	M-2	South of Market
427 14th St	3546	029	10	RM-1	Mission
452 Tehama St	3732	112	10	RSD	South of Market
41 Federal St	3774	015	9	M-1	South of Market
2620 3rd	4172	016	9	NC-2	South of Market
3100 18th	3573	024	9	M-1	Mission
370 12th	3522	011	8	SLR	South Central
595 Mariposa St	3995	022	8	M-1	South of Market
1247 Harrison St	3757	066	8	SLI	South of Market
445 Bryant St	3775	087	8	SSO	South of Market
1145 Howard	3730	088	8	SLR	South of Market
439 Bryant	3775	089	8	SSO	South of Market
415 Bryant St	3775	097	8	SSO	South of Market
108 Langton	3755	102	8	RED	South of Market
139 Stillman	3762	125	8	SLI	South of Market
19 Clementina	3736	119	7	C-3-S	South of Market
2940 Folsom	6525	008	6	RH-2	Mission
360 10th St	3520	009	6	SLR	South of Market
374 11th St	3521	012	6	SLR	South of Market
712 Bryant	3760	015	6	SLI	South of Market
1171 Sansome	113	040	6	C-2	Northeast
475 Hampshire St	3973	002E	6	M-1	Mission
633 Hampshire	4025	012	6	M-1	Mission
181 South Park St	3775	026	5	SPD	South of Market
675 Townsend	3799	007	4	M-2	South of Market
727 Florida	4081	018	4	M-1	Mission
1228 25th St	4227	013A	4	M-2	South of Market
TOTAL UNITS APPROVED BY PLANNING DEPARTMENT			2,711		

ACKNOWLEDGMENTS

Mayor

Willie L. Brown, Jr.

Planning Commission

Anita Theoharis, President

William W. Fay, Vice President

Roslyn Baltimore

Hector Chinchilla

Cynthia Joe

Myrna Lim

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